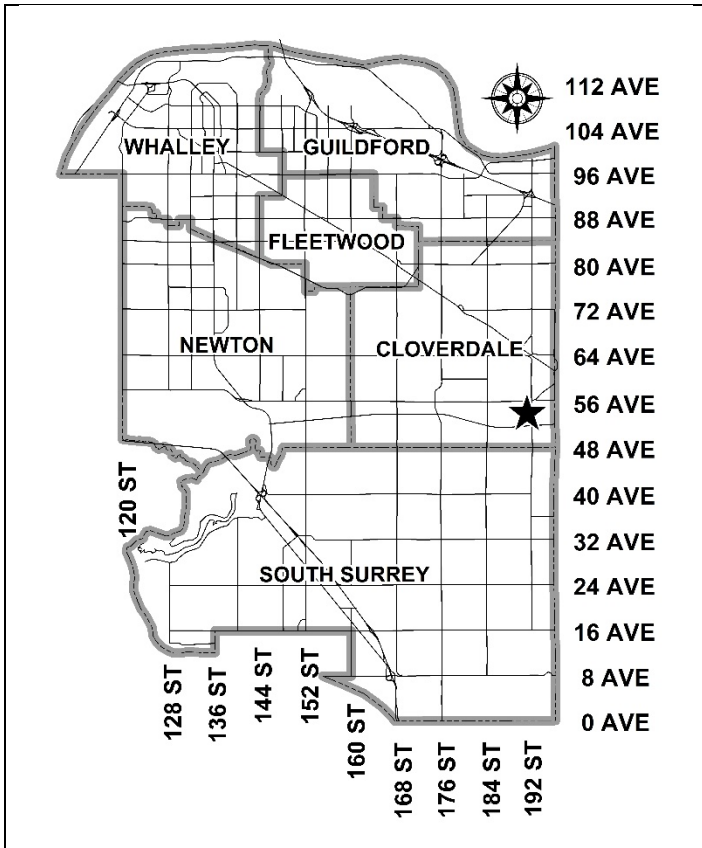


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0092-00

Planning Report Date: April 17, 2023



PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

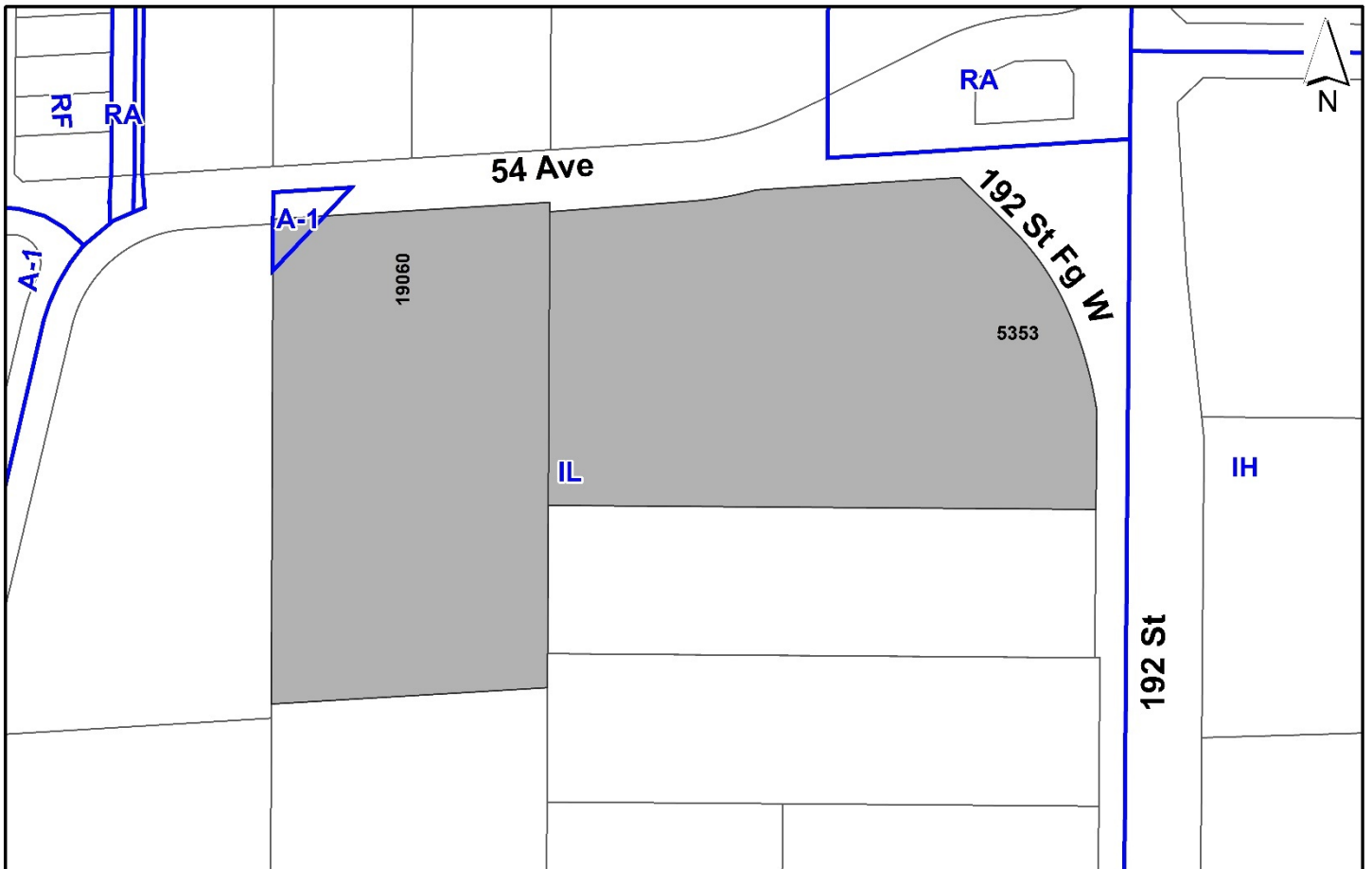
to permit the development of two, one-storey (with mezzanine) multi-tenant industrial buildings.

LOCATION: 19060 - 54 Avenue
 5353 - 192 Street

ZONING: A-1 and IL

OCP DESIGNATION: Industrial

RGS DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variance requested to increase the maximum allowable lot coverage of the IL Zone from 60% to 63% in order to permit the construction of an industrial building on 5353 – 192 Street.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Industrial designation in the Official Community Plan (OCP) as well as the City's Employment Lands Strategy.
- The vast majority of the site is zoned "Light Impact Industrial Zone (IL)", however, a small portion (approximately 200 square metres or 1% of the total lot area) of 19060 – 54 Avenue is zoned "General Agriculture Zone (A-1)". No buildings or IL Zone related uses are proposed within this area (which is proposed to be rezoned under a future Zoning Bylaw update). All buildings and IL Zone related uses will be located in the IL Zoned portion of the site.
- The eastern-most property (5353 – 192 Street) contains existing 230 kV and 500 kV electrical wires as well as two (2) BC Hydro electrical towers, which are protected through an existing statutory right-of-way (SRW). That portion of 5353 – 192 Street within the BC Hydro SRW, approximately 11,727 square metres (or 48.6% of the total lot area), is considered to be undevelopable in accordance with the Surrey Zoning Bylaw and cannot be used in the calculation of either lot coverage or floor area ratio (FAR) for proposed Building 2.
- As such, the applicant has requested a Development Variance Permit (DVP) for 5353 – 192 Street to increase the maximum permitted lot coverage of the IL Zone from 60% to 63% to permit the development of a new industrial building. Staff support the proposed variance to proceed to Public Notification.
- The proposed building achieves an attractive architectural built form, which utilizes high-quality materials and contemporary lines that is consistent with the more recently constructed industrial building throughout the East Cloverdale industrial area. The tilt-up concrete buildings will include extensive glazing along the north and west facades of Building 1 (19060 – 54 Avenue) and the north and east facades of Building 2 (5353 – 192 Street).
- The proposed signage is of high quality and an appropriate scale for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0092-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-0092-00 (Appendix III), increasing the maximum permitted lot coverage of the “Light Impact Industrial Zone (IL)” from 60% to 63% for a proposed industrial building on 5353 – 192 Street, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) final approval, including the submission and acceptance of a finalized Traffic Impact Study, from the Ministry of Transportation;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) final approval from BC Hydro;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized tree survey and tree statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) demolition of all buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
 - (k) registration of a reciprocal access and parking easement between the 5353 – 192 Street and 19060 – 54 Avenue; and
 - (l) discharge of Restrictive Covenant S108909.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site:	AE Concrete (precast concrete utility structures) and Midvalley Rebar as well as associated outdoor industrial storage.	Industrial	A-1 and IL
North (Across 54 Ave):	Vacant RA zoned land, non-permitted truck parking facility, vacant land and multi-tenant industrial building.	Industrial	RA and IL
East (Across 192 Street):	Single-user warehouse and distribution center; Cloverdale Towing vehicle compound.	Industrial	IL
South:	Multi-tenant industrial building and agricultural business	Industrial	IL
West:	Outdoor industrial storage, under Application No. 7921-0309-00 to permit the development of a steel rebar manufacturing facility (Pre-Council).	Industrial	IL

Context & Background

- The subject site, located at the south-west corner of the 54 Avenue and 192 Street interchange in East Cloverdale, is designated “Industrial” in the Metro Vancouver Regional Growth Strategy (RGS) and the Official Community Plan (OCP).
- The eastern-most property (5353 – 192 Street) contains existing 230 kV and 500 kV electrical wires as well as two (2) BC Hydro electrical towers, which are protected through an existing statutory right-of-way.
- The majority of the 3.51-hectare subject site, comprised of two existing lots (19060 – 54 Avenue and 5353 – 192 Street), is zoned “Light Impact Industrial Zone (IL)” under Surrey Zoning Bylaw, 1993, No. 12000, as amended. However, a portion of north-west corner of 19060 – 54 Avenue, approximately 200-square metre (or 1% of the total lot area) in area, is currently zoned “General Agriculture Zone (A-1)” under Surrey Zoning Bylaw, 1993, No. 12000, as amended (see Appendix I).

- Under Part 4 Sub-section 25.(b). of the Surrey Zoning Bylaw, where a lot lies within two (2) or more Zones, a principal building may be placed on a portion of the lot lying in only one (1) Zone. No further buildings or uses are permitted in the portion of the lot lying in the other Zone. Though a small portion of 19060 – 54 Avenue is zoned “General Agriculture Zone (A-1)”, no buildings or IL Zone related uses are proposed within this area (which is proposed to be rezoned under a future Zoning Bylaw update). All buildings and IL Zone related uses will be located in the “Light Impact Industrial Zone (IL)”.
- The subject properties have been used for pre-cast concrete component fabrication as well as metal rebar storage and distribution for many years, and the existing tenants will be relocating from the site.
- The City’s mapping software (COSMOS) has identified an existing Class C (green-coded) watercourse within the south portion of the 54 Avenue right-of-way, directly abutting 19060 – 54 Avenue. The applicant has retained a Qualified Environmental Professional (QEP) who prepared a site assessment confirming both the watercourse classification and that it is not considered a stream under the Water Sustainability Act. As such, no additional setbacks or protection measures are required and the watercourse is proposed to be infilled as part of the 54 Avenue road improvements.
- The Ministry of Environment have released a Final Determination confirming that that the subject properties have not been contaminated from the previously occurring industrial uses under the Contaminated Sites Regulation.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a one-storey (with mezzanine), 10,492-square metre multi-tenant industrial building on 19060 – 54 Avenue and a one-storey (with mezzanine), 8,203-square metre industrial building on 5353 – 192 Street, the applicant proposes the following:
 - **Development Permit** for Form and Character; and
 - **Development Variance Permit**

Lot Area	Proposed	
	19060 – 54 Avenue	5353 – 192 Street
Gross Site Area:	2.0 hectares (19,876 sq.m.)	2.41 hectares (24,128 sq.m.)
Road Dedication:	0.3-hectare (2,229 sq. m.)	N/A
Undevelopable Area:	N/A	1.17 hectares (11,723 sq.m.)
Net Site Area:	1.97 hectares (211,714 sq.m)	1.24 hectares (12,405 sq.m.)
Number of Lots:	2	
	19060 – 54 Avenue	5353 – 192 Street
Building Height:	10.36 metres	10.36 metres
Unit Density:	N/A	N/A
Floor Area Ratio (FAR):	0.54	0.66
Floor Area		

	Proposed	
Industrial:	7,476 sq.m.	7,274 sq.m.
Office:	3,0156 sq.m.	929 sq.m.
Total:	10,491 sq.m.	8,203 sq.m.

Lot Coverage Variance

- That portion of 5353 – 192 Street within the BC Hydro SRW, approximately 11,727 square metres (or 48.6% of the total lot area), is considered to be undevelopable in accordance with the Surrey Zoning Bylaw and cannot be used in the calculation of either lot coverage or floor area ratio (FAR) for proposed Building 2.
- As such, the applicant has requested a Development Variance Permit (DVP) Street to increase the maximum permitted lot coverage of the “Light Impact Industrial Zone (IL)” from 60% to 63% for 5353 – 192 Street to permit the development of a new industrial building.
- The proposed variance will not negatively impact the overall massing of the proposed industrial building, which is still an appropriate scale for both the subject site and the East Cloverdale industrial area. In addition, the applicant has confirmed that the overall floor area ratio (FAR) on 5353 – 192 Street, at approximately 0.66 FAR, complies with the maximum permitted under the IL Zone (1.0 FAR).
- Staff support the requested variance to proceed for consideration.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Surrey Fire Department:	No concerns. Comments provided to be addressed as part of the subsequent Building Permit application.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval from MOTI has been granted for the proposed development; however, completion of the site-specific Transportation Impact Assessment (TIA) is required prior to final issuance/execution of Development Permit No. 7921-0092-00.
Ministry of Environment (MOE):	No concerns. The Ministry of Environment has released a Final Determination which confirms that the subject site is not contaminated as the numerical standards of the Contaminated Sites Regulation have been met.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

BC Hydro: The proposal has been referred to BC Hydro and comments are forthcoming. The applicant will be required to complete all items required by BC Hydro prior to issuance/execution of the subject Development Permit and Development Variance Permit.

Transportation Considerations

- The applicant is required to provide the following road dedication and improvements as part of the subject development application:
 - Dedicate 1.942 metres along 54 Avenue (for the 19060 – 54 Avenue frontage only) towards the ultimate 22.0-metre wide road allowance;
 - Construct the south side of 54 Avenue to the unique Collector Road Standard;
 - Construct a 1.80-metre wide concrete sidewalk along the western side of 192 Street Frontage Road; and
 - Register 0.5-metre wide statutory right-of-way for sidewalk maintenance along all frontages.
- Access to the subject site is proposed via two 54 Avenue driveway access points as well as one (1) 192 Street Frontage Road driveway access point. A reciprocal access and parking easement will be registered between the two properties that comprise the subject site in order to facilitate internal circulation.
- The subject site is located approximately 75 metres from TransLink Bus Route No. 342 (Langley Center/Newton Exchange).
- Highway No. 10 and 192 Street are both designated heavy truck routes, which will be beneficial for the movement of heavy trucks and materials from the future industrial businesses. These routes connect both east and west to the Ports and to Highway No. 1 and south to the Pacific Border Crossing.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with “Industrial” designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the “Industrial” land use designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Policy B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.
 - Policy E1.6 – Support the infill and redevelopment of under-utilized properties within Industrial land designations.
 - Policy E1.8 – Ensure a positive interface between employment lands and accompanying industrial activities and uses.
 - Policy E1.10 – Ensure sufficient, convenient, and appropriate access to employment lands, including supply and goods movement routes as well as access to employment opportunities for Surrey’s workforce.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 20, 2022, and the Development Proposal Signs were installed on May 19, 2022. To date, staff have received no public responses regarding the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to include additional outdoor amenity areas for the future employees of these businesses. Additional landscaping has been incorporated along the street frontages to screen the proposed parking areas and the outdoor storage.

Proposed Buildings

- Overall, the proposed buildings have a modern, linear appearance with architectural emphasis placed on the north, east and west facades with spandrel and vertical glazing as well as concrete extrusions and changes to the height of the parapet. The building materials include concrete tilt-up panels, pre-finished aluminum flashing, shop front glazing, overhead roller doors, fluted metal canopies as well as coloured gypsum board and metal wall cladding accent materials around the entry doors to enhance visual interest.
- The proposed tilt-up concrete is proposed to be painted pale grey ('Arcade White') and further accented with grey ('Cadet'), dark grey ('Cyberspace') and dark blue ('Jay Blue').
- Wall-mounted, down-cast LED lighting fixtures are proposed for each of the proposed buildings in order to provide wayfinding and improve CPTED functionality.
- All rooftop mechanical units will be screened with metal mesh screening or located outside of the field of view of adjacent street frontages.

Mezzanine Space

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant is currently proposing 15-20% mezzanine space per unit at this time.
- As the subject proposal currently meets the off-street parking requirements of the Surrey Zoning Bylaw, with no additional parking spaces available, the applicant has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to avoid a situation where there may be insufficient parking for the development in the future.

Signage

- A free-standing (monument) sign is proposed along 54 Avenue in order to identify both the building addresses and future tenants of the proposed multi-unit and single-unit industrial buildings. The proposed sign, approximately 2.4 metres in height, 1.0-metre in width and setback from the 54 Avenue lot line a minimum of 2.0 metres, consists of individual metal channels over an internal LED light source.
- No fascia signage is proposed at this time.
- Final signage details will be addressed through future Sign Permits.

Landscaping

- The applicant proposes a continuous 1.5 to 3.0-metre wide landscape strip along both 54 Avenue and 92 Avenue. The proposed perimeter landscaping will be a minimum of 1.5 metres in height to provide for appropriate screening. However, for that portion of the perimeter and that located within the BC Hydro statutory-right-of-way on 5353 – 192 Street, landscaping is restricted to low-growing trees, shrubs and plants not exceeding 3.0 metres in height at maturity.

- The landscaping plans include a variety of new trees and shrubs in both coniferous and deciduous varieties, in addition to numerous low-lying shrubs, grasses and other ground-cover.
- Landscaped tree islands are proposed within both the western-most and eastern-most surface parking lots, spaced approximately every six (6) parking stalls as per OCP guidelines.

TREES

- Reed Moss ISA Certified Arborist of KD Planning and Design Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder Trees			
Red Alder	2	2	0
Deciduous Trees (excluding Alder Trees)			
Birch	1	1	0
Poplar	1	1	0
Coniferous Trees			
Douglas-fir	17	17	0
Western Red Cedar	14	14	0
Total (excluding Alder and Cottonwood Trees)	33	33	0
City Trees (54 Avenue)	28	18	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		95	
Total Retained and Replacement Trees		95	
Contribution to the Green City Program (for onsite trees)		Not required	

- The Arborist Assessment states that there are a total of 33 protected trees on the site, excluding Alder and Cottonwood trees. Two (2) trees, approximately 6% of the total number of protected on-site trees, are Red Alder trees. It was determined that no trees can be retained as part of the subject development proposal. The proposal tree retention was assessed taking into consideration the existing health of the assessed trees as well as their long-term survivability in addition to the location of services, building footprints, road dedication and proposed lot grading.

- In addition, the project Arborist identified 28 trees within the existing and proposed 54 Avenue road allowance. It was determined that 10 trees can be retained as part of the required road improvements. Compensation for the removal of City trees is to be determined as part of the detailed servicing process for the associated Servicing Agreement.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Red Alder trees, and a 2 to 1 replacement ratio for all other tree species. This will require a total of 68 replacement trees on the site. The applicant is proposing 95 replacement trees, exceeding City requirements.
- The proposed landscaping will consist of a variety of trees including: Pacific Fire Vine Maple, Katsura Tree, American Linden, Yoshino Cherry, Black Gum, Deodar Cedar, Giant Sequoia and Dwarf Serbian Spruce.
- In summary, a total of 95 trees are proposed to be retained or replaced on the subject site with no contribution to the Green City Program for on-site trees.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7921-0092-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CRL/ar

PROPOSED COMMERCIAL BUILDING FOR:

CEDAR COAST

CEDAR COAST 54th & 192nd

19060 54 AVE & 5353 192 ST, SURREY BC

ARCHITECTURE PANEL INC.
 ARCHITECTURAL / LANDSCAPE ARCHITECTURE / DESIGN SERVICES
 200-1845 OGDEN STREET, WHITE ROCK, BC, V4B 3C6
 (604) 886-3883 | INFO@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2024A ALLENWAY STREET, ANIMAPORT, B.C. V2B 2J8
 (250) 885-8878 | INFO@DFORCEDSIGN.COM

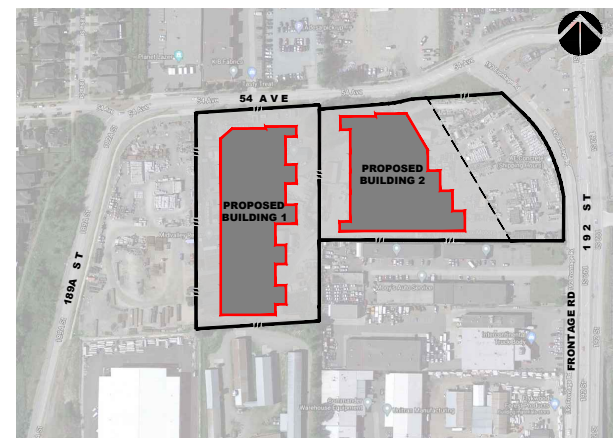
THESE DRAWINGS AND THE DETAILS ARE MADE BY ALL ARCHITECTS AND ENGINEERS REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR IN ANY OTHER JURISDICTION WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE PANEL INC. AND D.FORCE DESIGN INC. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY ARCHITECTURE PANEL INC. AND D.FORCE DESIGN INC. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY ARCHITECTURE PANEL INC. AND D.FORCE DESIGN INC.



BUILDING 1



BUILDING 2



CONTEXT PLAN
 SCALE: NTA

ARCHITECTURAL DRAWING LIST

OVERALL SITE PLAN	A-1
BUILDING 1 ENLARGED SITE PLAN	A-1.1
BUILDING 2 ENLARGED SITE PLAN	A-1.2
BASE PLAN	A-1.3
SITE DETAILS & ENLARGED AMENITY PLANS	A-1.4
SITE SECTIONS	A-1.5
FIRE ACCESS PLAN	A-1.6
BUILDING 1 MAIN FLOOR PLAN	A-2
BUILDING 1 UPPER FLOOR PLAN	A-2.1
BUILDING 1 ROOF PLAN	A-3
BUILDING 1 COLOURED ELEVATIONS	A-4c
BUILDING 2 MAIN FLOOR PLAN	A-2
BUILDING 2 UPPER FLOOR PLAN	A-2.1
BUILDING 2 ROOF PLAN	A-3
BUILDING 2 COLOURED ELEVATIONS	A-4c
SECTIONS	A-5

CEDAR COAST

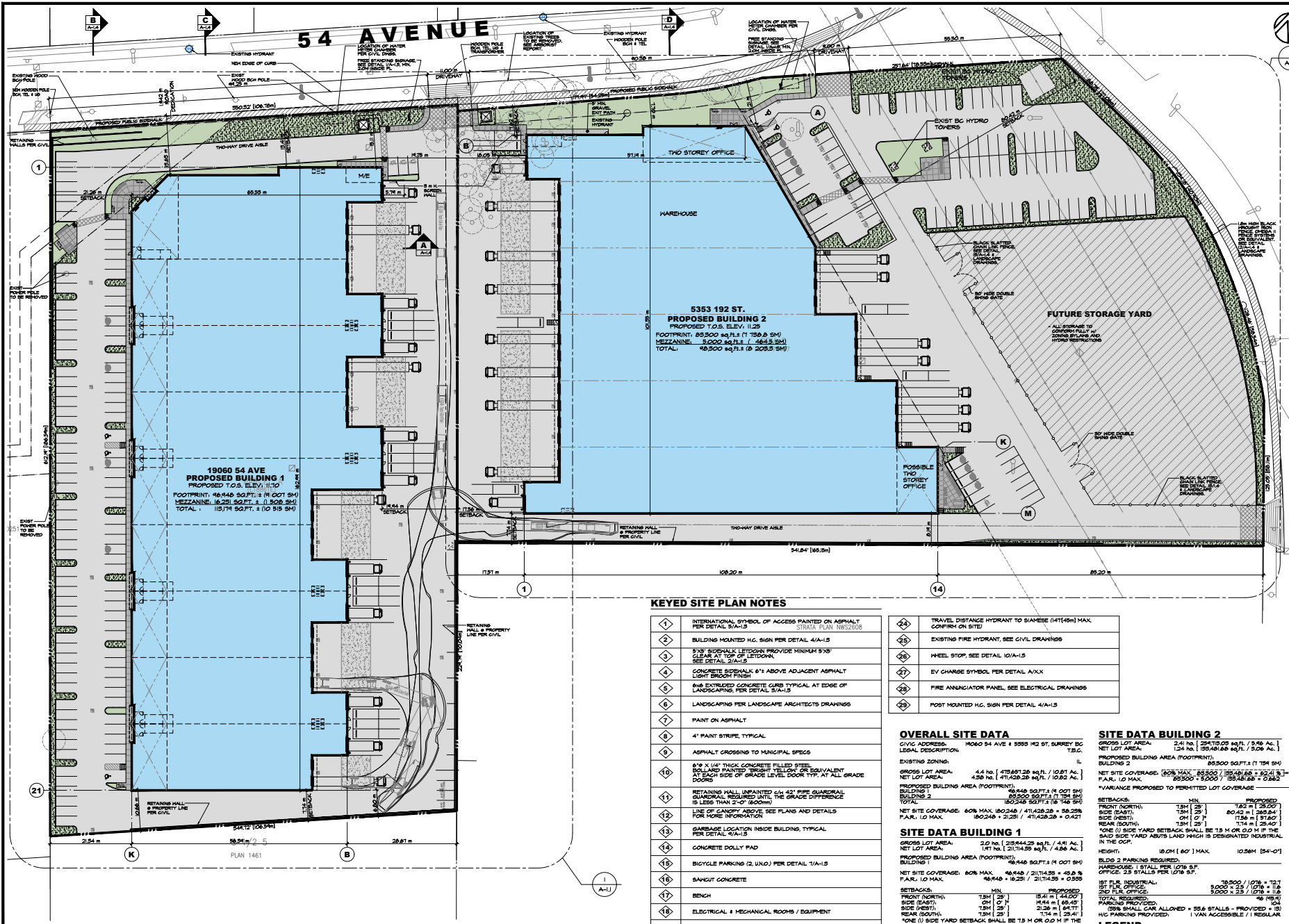
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ORION CONSTRUCTION
 ORION CONSTRUCTION
 UNIT 105 19023 80A AVE
 LANGLEY, BC V3Y 0E2
 PHONE: (604) 362-2994

PROJECT: PROPOSED INDUSTRIAL WAREHOUSE
CEDAR COAST
 54th & 192nd
 ADDRESS: 19060 54 AVE & 5353 192 ST, SURREY BC
 DRAWING:

COVER SHEET

SEAL	JOB NO.	DRAWN
	19046	VCP
DESIGNED		
CHECKED		
PLLOT DATE	MARK 17.21	
PROJECT - DRAWING NUMBER		REV.
A-0		6



KEYED SITE PLAN NOTES

- 1 INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 5/A-1.5 STRATA PLAN NWS2608
- 2 BUILDING MOUNTED H.C. SIGN PER DETAIL 4/A-1.5
- 3 8"X8" SIDEWALK LEDDOWN PROVIDE MINIMUM 9"X8" CLEAR AT TOP OF LEDDOWN. SEE DETAIL 5/A-1.5
- 4 CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT LANDSCAPING PER DETAIL 5/A-1.5
- 5 6"X6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING PER DETAIL 5/A-1.5
- 6 LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
- 7 PAINT ON ASPHALT
- 8 4" PAINT STRIPE, TYPICAL
- 9 ASPHALT CROSSINGS TO MUNICIPAL STREETS
- 10 8"X 1/2" THICK CONCRETE FINISHED STEEL BOLARD PAINTED BRIGHT YELLOW OR EQUIVALENT GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600MM)
- 11 RETAINING WALL UNPAINTED 24" 42" PIPE GUARDRAIL GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS MORE INFORMATION
- 12 LINE OF CANTOUP REFER TO SEE PLANS AND DETAILS FOR MORE INFORMATION
- 13 GARBAGE LOCATION INSIDE BUILDING, TYPICAL PER DETAIL 6/A-1.5
- 14 CONCRETE DOLLY PAD
- 15 BICYCLE PARKING (2 UNK.) PER DETAIL 7/A-1.5
- 16 BANQUET CONCRETE
- 17 BEACH
- 18 ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
- 19 6MM METERS PER MECHANICAL DRAWINGS NOTH DISCREPANCY FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.5
- 20 ELECTRICAL KIOSK CIVIL LANDSCAPE SCREEN, SEE ELECTRICAL DRAWINGS SEE DETAIL 6/A-1.5
- 21 FREE STANDING STORAGE, SEE DETAIL 1/A-1.5, MIN. 2.0M INSIDE PL.
- 22 TYPICAL ACCESSIBLE ENTRANCE
- 23 SIAMESE CONNECTION, SEE MECHANICAL DRAWINGS

- 24 TRAVEL DISTANCE HYDRANT TO SIAMESE (41749M) MAX. CONFIRM ON SITE
- 25 EXISTING FIRE HYDRANT, SEE CIVIL DRAWINGS
- 26 WHEEL STOP, SEE DETAIL 10/A-1.5
- 27 EV CHARGE SYMBOL PER DETAIL A/X-X
- 28 FIRE ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
- 29 POST MOUNTED H.C. SIGN PER DETAIL 4/A-1.5

OVERALL SITE DATA

CIVIL ADDRESS: 19060 54 AVE & 5353 192 ST, SURREY BC
 LEGAL DESCRIPTION: 1/4 AC. (10,890.00 SQ. FT.)
 EXISTING ZONING: IL
 GROSS LOT AREA: 4.4 AC. (175,691.20 SQ. FT. / 10,890 AC.)
 NET LOT AREA: 4.28 AC. (171,428.28 SQ. FT. / 10,892 AC.)
 PROPOSED BUILDING AREA (FOOTPRINT):
 BUILDING 1: 46,946 SQ. FT. (1,007 SQ. AC.)
 BUILDING 2: 89,300 SQ. FT. (2,035.5 SQ. AC.)
 TOTAL: 136,246 SQ. FT. (3,042.5 SQ. AC.)
 NET SITE COVERAGE: 60% MAX. 136,246 / 227,083.28 = 59.99%
 P.A.R. 1.0 MAX. 136,246 / 227,083.28 = 0.60

SITE DATA BUILDING 1

GROSS LOT AREA: 2.0 AC. (80,942.28 SQ. FT. / 4.91 AC.)
 NET LOT AREA: 1.81 AC. (72,114.25 SQ. FT. / 4.96 AC.)
 PROPOSED BUILDING AREA (FOOTPRINT):
 BUILDING 1: 46,946 SQ. FT. (1,007 SQ. AC.)
 NET SITE COVERAGE: 60% MAX. 46,946 / 78,588.28 = 59.74%
 P.A.R. 1.0 MAX. 46,946 / 78,588.28 = 0.59
 SETBACKS: MIN. 1.5M (5'-0")
 FRONT (NORTH): 1.5M (5'-0") 1.5M (5'-0")
 SIDE (EAST): 0.4M (1'-3") 0.4M (1'-3")
 REAR (SOUTH): 0.4M (1'-3") 0.4M (1'-3")
 NONE (1) SIDE YARD SETBACK SHALL BE 1.5 M OR 0.9 M IF THE SAID SIDE YARD ABUTS LAND WHICH IS DESIGNATED INDUSTRIAL IN THE O.C.P.
 HEIGHT: 10.0M (33'-0") MAX. 10.26M (33'-8")
 BLDG 1 PARKING REQUIRED:
 WAREHOUSE: 1 STALL PER 1276 S.F.
 OFFICE: 23 STALLS PER 1276 S.F.
 1ST FLR INDUSTRIAL: 80478 / 1276 = 63.14
 2ND FLR OFFICE: 82300 / 231 = 356.28
 TOTAL REQUIRED: 419.42
 PARKING PROVIDED: 50 (14%)
 1088 SMALL CARS ALLOWED = 92 STALLS - PROVIDED = 50
 H/C PARKING PROVIDED: 2 VAN ACCESSIBLE / 1 REGULAR

SITE DATA BUILDING 2

GROSS LOT AREA: 2.41 AC. (97,473.28 SQ. FT. / 5.96 AC.)
 NET LOT AREA: 1.24 AC. (49,481.88 SQ. FT. / 5.06 AC.)
 PROPOSED BUILDING AREA (FOOTPRINT):
 BUILDING 2: 89,300 SQ. FT. (2,035.5 SQ. AC.)
 NET SITE COVERAGE: 60% MAX. 89,300 / 148,788.16 = 59.99%
 P.A.R. 1.0 MAX. 89,300 / 148,788.16 = 0.60
 SETBACKS: MIN. 1.5M (5'-0")
 FRONT (NORTH): 1.5M (5'-0") 1.5M (5'-0")
 SIDE (EAST): 0.4M (1'-3") 0.4M (1'-3")
 REAR (SOUTH): 0.4M (1'-3") 0.4M (1'-3")
 NONE (1) SIDE YARD SETBACK SHALL BE 1.5 M OR 0.9 M IF THE SAID SIDE YARD ABUTS LAND WHICH IS DESIGNATED INDUSTRIAL IN THE O.C.P.
 HEIGHT: 10.0M (33'-0") MAX. 10.26M (33'-8")
 BLDG 2 PARKING REQUIRED:
 WAREHOUSE: 1 STALL PER 1276 S.F.
 OFFICE: 23 STALLS PER 1276 S.F.
 1ST FLR INDUSTRIAL: 28200 / 1276 = 22.10
 2ND FLR OFFICE: 82300 / 231 = 356.28
 TOTAL REQUIRED: 378.38
 PARKING PROVIDED: 50 (14%)
 1088 SMALL CARS ALLOWED = 92 STALLS - PROVIDED = 50
 H/C PARKING PROVIDED: 1 VAN ACCESSIBLE / 1 REGULAR
 LEGEND
 EXISTING GRADE: 8.45
 PROPOSED GRADE: 11.10
 SELECT GRADES SHOWN: REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

ARCHITECTURE PANEL INC.
 ARCHITECTURAL, LANDSCAPE ARCHITECTURE, URBAN DESIGN
 3600 150 STREET, SUITE 200, VANCOUVER, BC V6P 1M8
 TEL: 604 271 1111 FAX: 604 271 1112
 WWW.ARCHITECTUREPANEL.COM

D.FORCE DESIGN TREE
 IN ASSOCIATION WITH
 2828 ALBERT STREET, VANCOUVER, BC V6E 2K1
 TEL: 604 681 1111 FAX: 604 681 1112
 WWW.DFORCEDESIGN.COM

CEDAR COAST
 PROJECT MANAGERS / CONTRACTORS
 1000 54 AVE & 5353 192 ST, SURREY BC
 TEL: 604 591 1111 FAX: 604 591 1112
 WWW.CEDARCOAST.COM

ORION CONSTRUCTION
 GREEN CONSTRUCTION
 UNIT 105, 19523 80A AVE
 LANGLEY, BC V2Y 6E2
 PHONE: (604) 962-2964

OVERALL SITE PLAN
 DRAWING: 19060 54 AVE & 5353 192 ST, SURREY BC
 ADDRESS: 19060 54 AVE & 5353 192 ST, SURREY BC
 SHEET: 1 OF 1
 DESIGNED: []
 CHECKED: []
 PLOT DATE: []
 PROJECT / DRAWING NUMBER: []
 REV: []

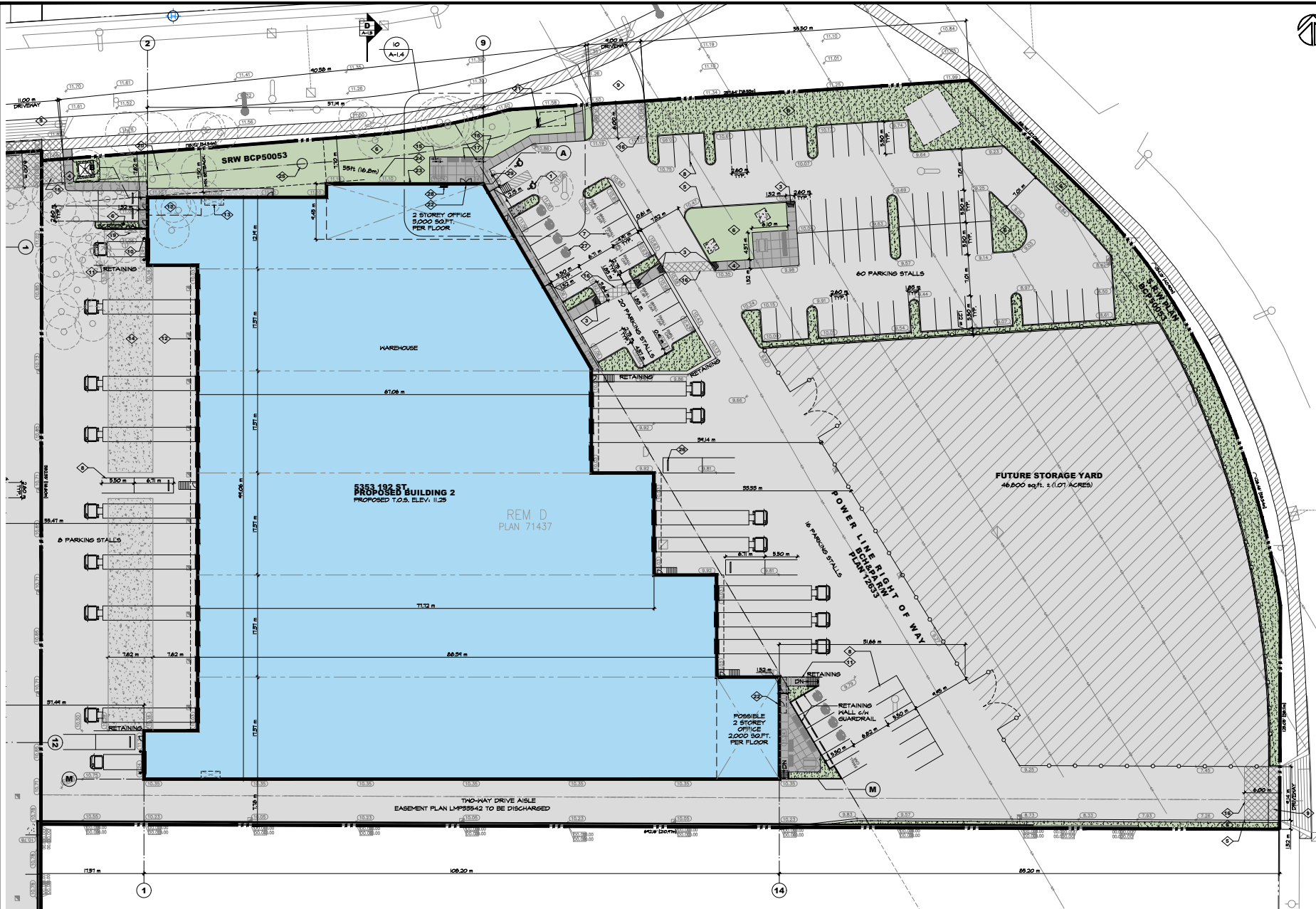
A-1.0 16



ARCHITECTURE PANEL INC.
 ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
 100-100 WEST 10TH STREET SUITE 200, VANCOUVER
 BC V6E 2E6 | TEL: 604-271-1111 | WWW.ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE CONSULTANTS INC.
 5425 ALLENBY STREET, BRANTFORD, ONT. L7R 4J7
 TEL: (519) 751-7777 FAX: (519) 751-7778

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1 BUILDING 2 ENLARGED SITE PLAN
 SCALE: 1" = 30'-0"
 SCALE: 0 10' 20'

CEDAR COAST

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ORION CONSTRUCTION
 ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 8E2
 PHONE: (604) 362-2994

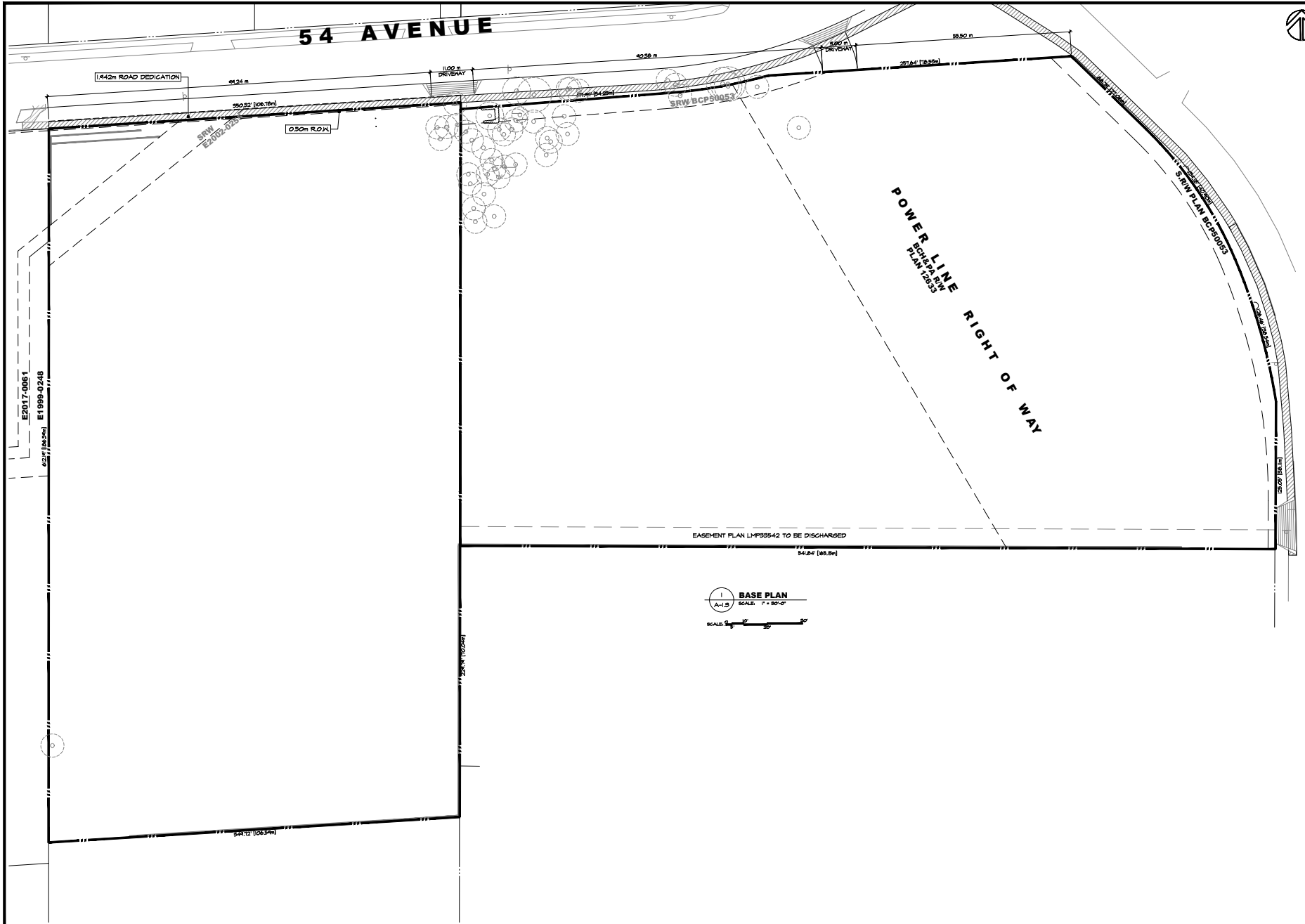
PROJECT: PROPOSED INDUSTRIAL WAREHOUSE
CEDAR COAST
 54th & 192nd

ADDRESS: 1908 54 AVE & 5353 192 ST, SURREY BC
 DRAWING

BUILDING 2 ENLARGED SITE PLAN

SEAL	JOB NO.	DRAWN
	19-046	DP/VC/DC
DESIGNED		
CHECKED		R.D.
PLOT DATE		2018.11.23

PROJECT - DRAWING NUMBER **A-1.2** REV. **5**



1 BASE PLAN
 A-1.3
 SCALE: 1" = 50'-0"
 SCALE: 1" = 50'-0"



ARCHITECTURE PANEL INC.
 ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
 100-1000 WEST STREET SUITE 1000 BC, VANCOUVER
 604 362 3600 | BUCHER@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN+TRUST
 2425 ALLENDALE STREET, BRANFORD, B.C. V2S 1J4
 TEL: (604) 807-7888 FAX: (604) 807-8822

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192 ST FRONTAGE RD

CEDAR COAST

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1	MAR 17 23	RESPONSE TO CITY COMMENTS
2	JAN 09 23	RESPONSE TO CITY COMMENTS
3	AUG 19 22	RESPONSE TO CITY COMMENTS
4	FEB 11 22	RE-ISSUED FOR DP
5	DEC 22 21	RE-ISSUED FOR DP
6	NOV 22 21	CONSULTANT COORDINATION
7	APR 02 21	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
 ORION CONSTRUCTION
 UNIT 102 19223 80A AVE
 LANGLEY, BC V2Y 8E2
 PHONE: (604) 362-2994

PROJECT: PROPOSED INDUSTRIAL WAREHOUSE

CEDAR COAST
 54th & 192nd

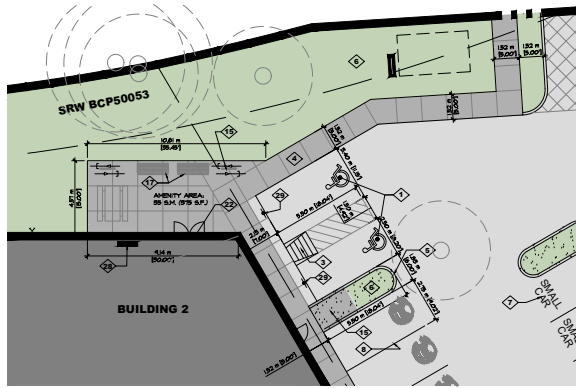
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DRAWING

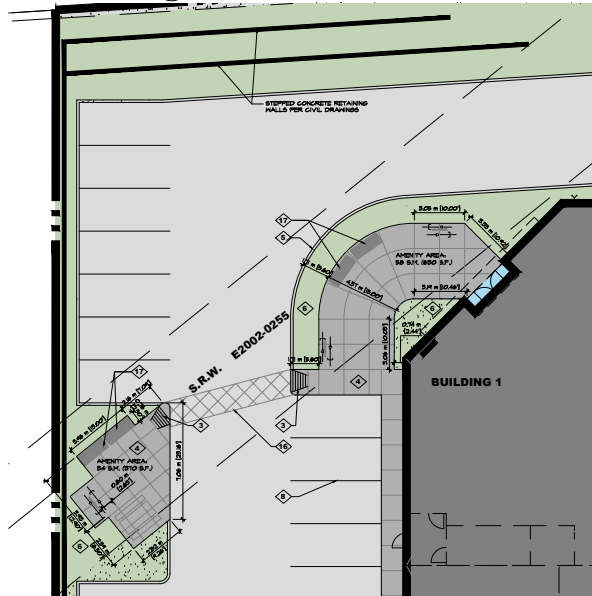
BASE PLAN

SEAL	JOB NO. 19-046	DRAWN VCF
DESIGNED		
CHECKED		R.D.
PLOT DATE	MAR 17 23	

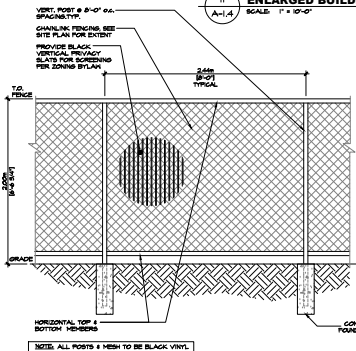
PROJECT - DRAWING NUMBER **A-1.3** REV. **7**



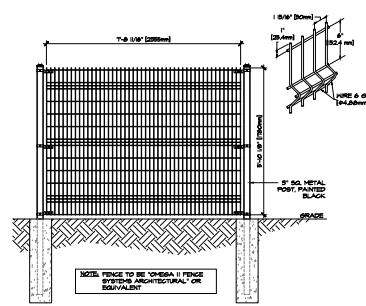
10 ENLARGED BUILDING 2 NORTH AMENITY PLAN
SCALE: 1" = 10'-0"



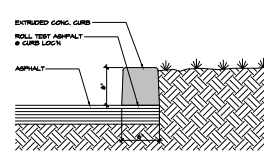
11 ENLARGED BUILDING 1 AMENITY PLAN
SCALE: 1" = 10'-0"



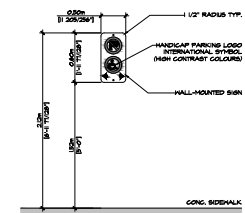
15 SLATTED CHAIN LINK FENCE DETAIL
SCALE: 1/2" = 1'-0"



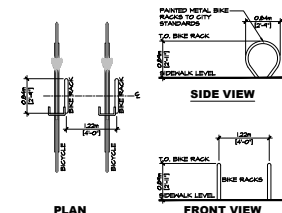
12 WROUGHT IRON FENCE PANEL DETAIL
SCALE: 1/2" = 1'-0"



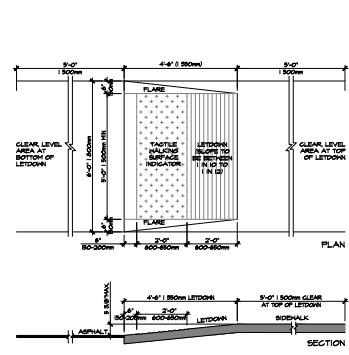
5 CURB DETAIL
SCALE: 1/2" = 1'-0"



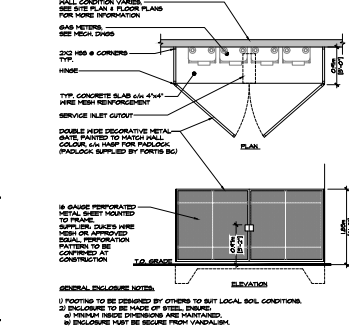
4 HANDICAP PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



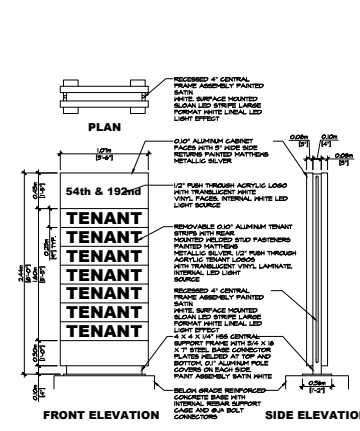
7 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



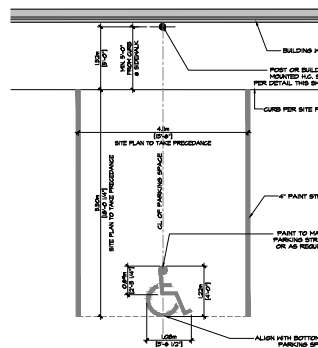
2 LETDOWN DETAIL
SCALE: 1/2" = 1'-0"



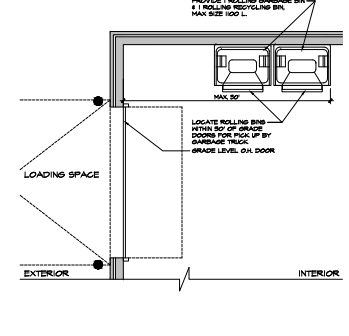
6 DECORATIVE GAS METER FENCE DETAIL
SCALE: 1/4" = 1'-0"



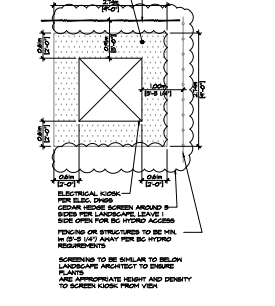
1 FREESTANDING SIGN
SCALE: 1/2" = 1'-0"



5 HANDICAP PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



4 INTERIOR GARBAGE DETAIL
SCALE: 1/4" = 1'-0"



3 ELECTRICAL KIOSK DETAIL
SCALE: 1/4" = 1'-0"

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NO.	DATE	DESCRIPTION
1	MAR 17 23	RESPONSE TO CITY COMMENTS
2	JAN 29 23	RESPONSE TO CITY COMMENTS
3	AUG 18 22	RESPONSE TO CITY COMMENTS
4	FEB 11 22	REVISED PERFORM
5	DEC 23 21	REVISED FOR DP
6	NOV 23 21	CONSULTANT COORDINATION
7	APR 02 21	ISSUED FOR PER

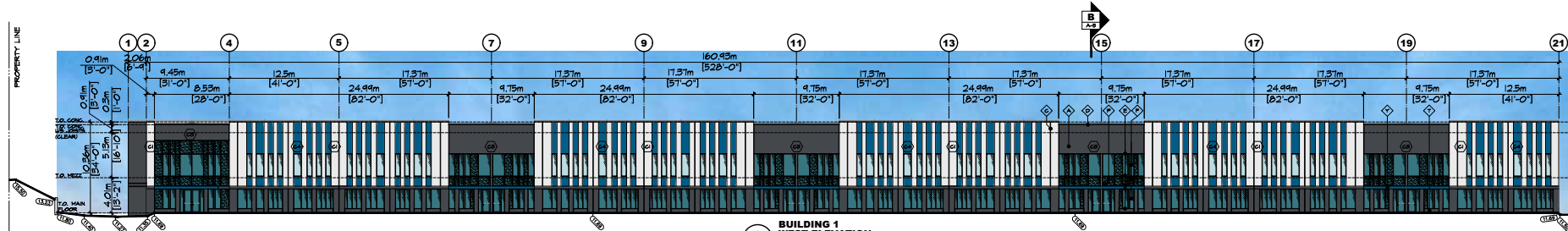
PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19523 80A AVE
LANGLEY, BC V2Y 5E2
PHONE: (604) 362-2994

PROJECT
PROPOSED INDUSTRIAL WAREHOUSE
CEDAR COAST
54th & 192nd
BUILDING 1

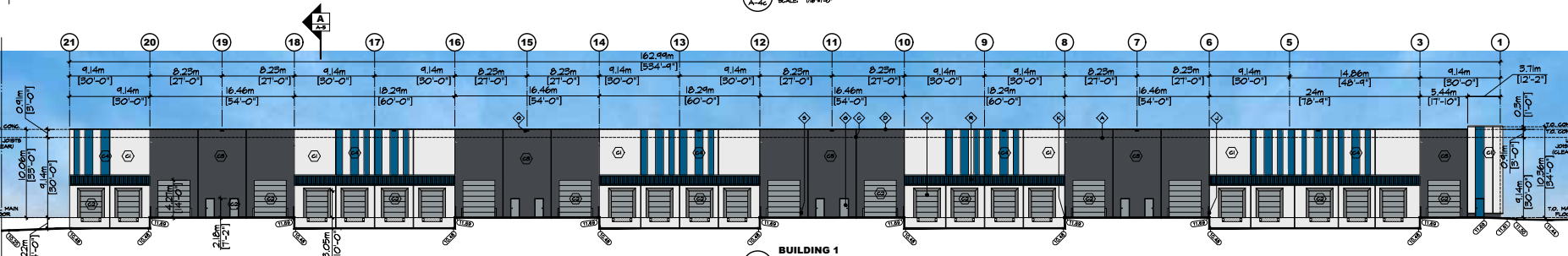
ADDRESS: 19085 54th AVE, SURREY BC
DRAWING

SITE DETAILS & ENLARGED AMENITY PLANS

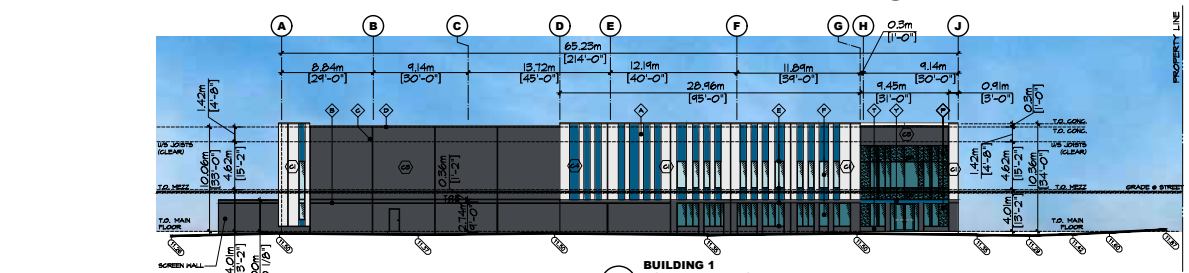
54 AVE



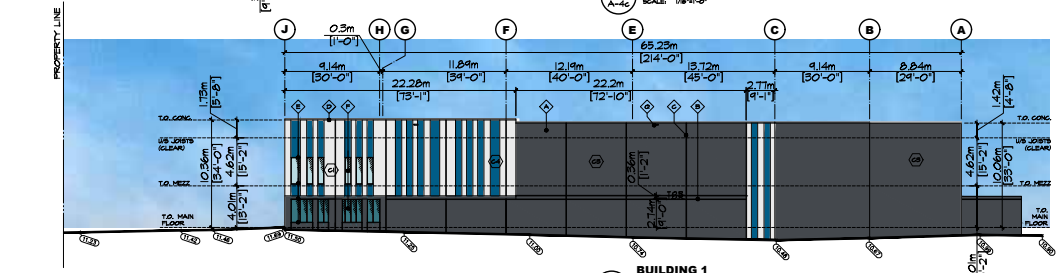
BUILDING 1 WEST ELEVATION
SCALE: 1/8"=1'-0"



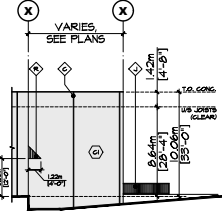
BUILDING 1 EAST ELEVATION
SCALE: 1/8"=1'-0"



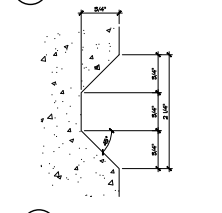
BUILDING 1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



TYPICAL ELEVATION @ GRID 3, 8, 12, 16, 20 & GRID 6, 10, 14, 18 OPP.
SCALE: 1/8"=1'-0"



TYPICAL REVEAL
FULL SCALE

MATERIAL LEGEND

- ◊ CONCRETE TILT-UP WALL TYP. - PAINTED
- ◊ REVEAL IN CONCRETE - PAINTED
- ◊ PANEL JOINT
- ◊ PRE-FINISHED METAL CAP FLASHING
- ◊ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- ◊ STOREFRONT GLASS - CLEAR
- ◊ STEEL HANDDOORS - PAINTED
- ◊ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- ◊ STEEL GUARDRAILS - PAINTED
- ◊ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◊ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◊ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◊ 5/4" RECESS IN CONCRETE
- ◊ SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- ◊ SCURPER
- ◊ METAL CLAD CANOPY
- ◊ STEEL BOLLARD - PAINTED
- ◊ CONCRETE CURB UNDER, PAINTED
- ◊ ACM GLAZED STEEL CANOPY
- ◊ NO LONGER APPLICABLE
- ◊ CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- ◊ CURTAIN WALL GLASS - CLEAR
- ◊ C-CHANNEL STEEL FRAMED CANOPY, PAINTED

NOTE
- NOT ALL MATERIALS ARE APPLICABLE
◊ SPANDREL GLAZING

PROJECT COLOURS

- ALL COLOURS TO BE SHEVINS WILLIAMS
- ◊ (C1) MAIN FIELD COLOUR 1: ARCADE WHITE (SW 7100)
 - ◊ (C2) FIELD ACCENT COLOUR 1: CADET (SW 9143)
 - ◊ (C3) FIELD ACCENT COLOUR 2: CYBERSPACE (SW 7076)
 - ◊ (C4) FIELD ACCENT COLOUR 3: JAY BLUE (SW 6797)

- EXTERIOR GUARDRAILS: PAINTED STEEL
- ALUMINUM STOREFRONT MULLIONS: GREY TO MATCH C2
- GLAZING @ C3: GREY (LOW E AND / OR ASHRAE 90.1 2016 COMPLIANT)
- GLAZING @ C1 & C4: CLEAR (LOW E AND / OR ASHRAE 90.1 2016 COMPLIANT)
- SPANDREL GLAZING COLOUR: GREY
- TYPICAL METAL CAP FLASHING: REGENT GREY (CC0750)

* NOTE, CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

DISCREPANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NRC 100 AND NRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
- ALL GLAZING TO BE ASHRAE 90.1 2016 COMPLIANT.
- PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND:

10.52 - PROPOSED GRADE (PER CIVIL DWGS.)

ARCHITECTURE PANEL INC.
100-1000 STREET, WHITE SOAK, BC, V4R 1C4
400-855-8888 | ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
1111 FALCON DRIVE, VANCOUVER, BC, V6H 2T9
TEL: 604-270-7838

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CEDAR COAST CONSTRUCTION

NO.	DATE	DESCRIPTION
1	2023-02-23	ISSUED FOR O.P.
2	2023-02-23	ISSUED FOR O.P.
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ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 5E2
PHONE: (604) 362-2994

CEDAR COAST
54th & 192nd
BUILDING 1

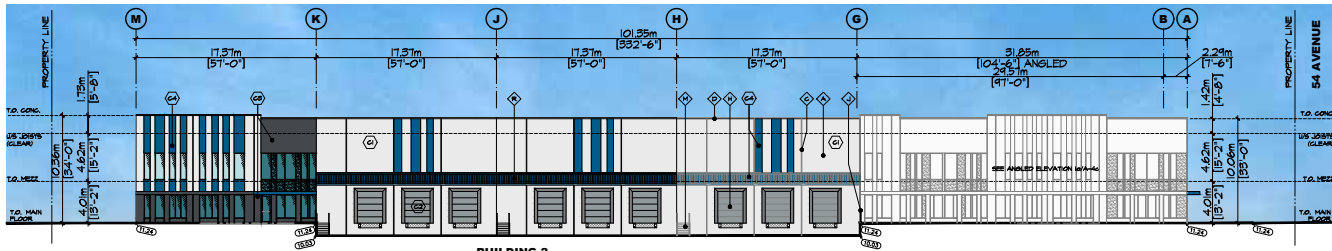
ADDRESS: 1920 54th AVE, SURREY BC

DRAWING

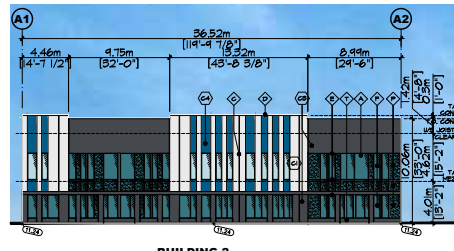
BUILDING 1 COLOURED ELEVATIONS

SEAL	JOB NO.	DRAWN
	12946	DP
DESIGNED		R.D.
CHECKED		
PLOT DATE		FEB.11.22
PROJECT - DRAWING NUMBER		REV.

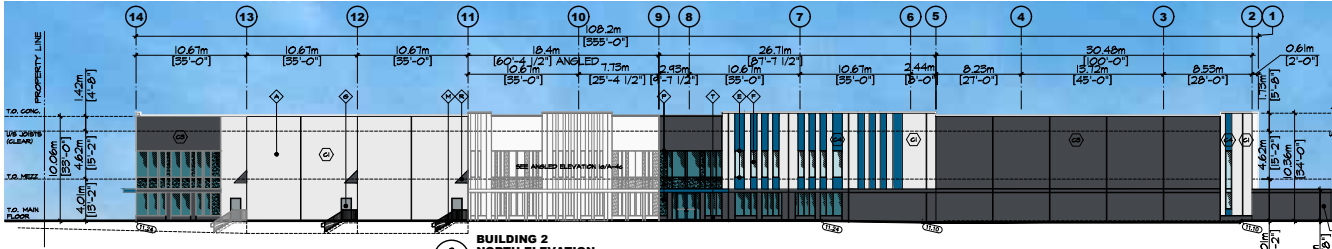
A-4c 3



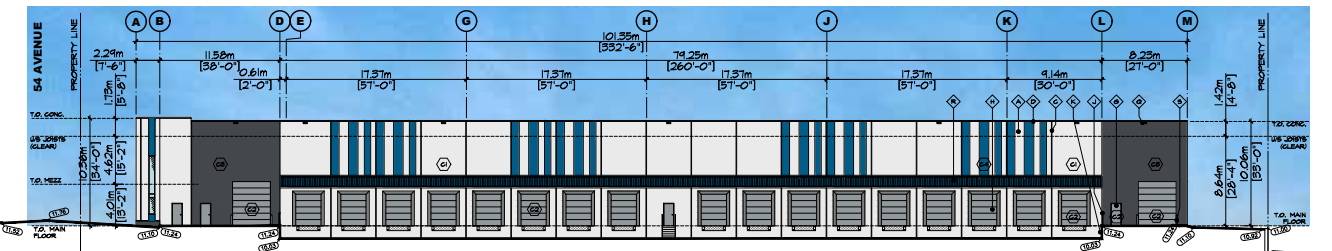
BUILDING 2 EAST ELEVATION
 SCALE: 1/8"=1'-0"



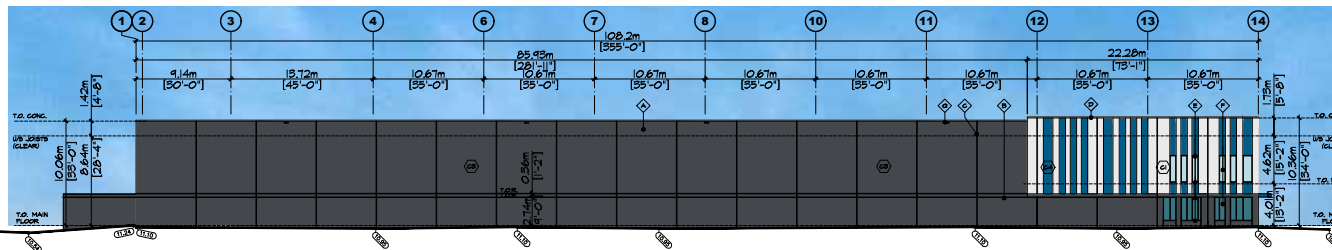
BUILDING 2 PARTIAL EAST ELEVATION (ANGLED)
 SCALE: 1/8"=1'-0"



BUILDING 2 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



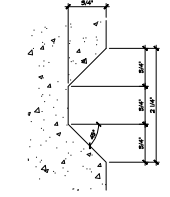
BUILDING 2 WEST ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING 2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

- ### MATERIAL LEGEND
- ◆ CONCRETE TILT-UP WALL TYP. - PAINTED
 - ◆ REVEAL IN CONCRETE - PAINTED
 - ◆ PANEL JOINT
 - ◆ PRE-FINISHED METAL GAP FLASHING
 - ◆ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ◆ STOREFRONT GLASS - CLEAR
 - ◆ STEEL HANDDOORS - PAINTED
 - ◆ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - ◆ STEEL GUARDRAILS - PAINTED
 - ◆ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
 - ◆ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
 - ◆ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
 - ◆ 3/4" RECESS IN CONCRETE
 - ◆ SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
 - ◆ SCUPPER
 - ◆ METAL CLAD CANOPY
 - ◆ STEEL BOLLARD - PAINTED
 - ◆ CONCRETE CURB UNDER, PAINTED
 - ◆ ACM GLAZED STEEL CANOPY
 - ◆ NO LONGER APPLICABLE
 - ◆ CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
 - ◆ CURTAIN WALL GLASS - CLEAR
 - ◆ C-CHANNEL STEEL FRAMED CANOPY, PAINTED
- NOTE:**
 - NOT ALL MATERIALS ARE APPLICABLE
 ◆ SPANDREL GLAZING

- ### PROJECT COLOURS
- ALL COLOURS TO BE SHERWIN WILLIAMS
- | | |
|-------------------------------|------------------------|
| ■ (C1) MAIN FIELD COLOUR 1: | ARCADE WHITE (SW 7100) |
| ■ (C2) FIELD ACCENT COLOUR 1: | CADET (SW #148) |
| ■ (C3) FIELD ACCENT COLOUR 2: | CYBERSPACE (SW 7076) |
| ■ (C4) FIELD ACCENT COLOUR 5: | JAY BLUE (SW #9147) |
- PAINTED STEEL
 GREY TO MATCH C2
 GREY (LOW E)
 CLEAR (LOW E)
 GREY
 REGENT GREY (GC8730)
- ALUMINUM STOREFRONT MILLIONS:**
 GLAZING @ C3
 GLAZING @ C1 & C4
 SPANDREL GLAZING COLOUR:
 TYPICAL METAL GAP FLASHING:
- * NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING**
- * IMPORTANT: NOTIFY FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRC 100 AND NFRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.**
- GLAZING NOTES:**
 - ALL GLAZING TO BE COMPLIANT.
 - PROVIDE ALL REQUIRED DOCUMENTATION.



TYPICAL REVEAL
 FULL SCALE

LEGEND:

◆ (10.85) - PROPOSED GRADE (PER CIVIL DWG.S)

BUILDING 2 COLOURED ELEVATIONS

SEAL	JOB NO. 25486	DRAWN TCF
CHECKED	DESIGNED	R.D.
PLOT DATE	FEB. 11.22	REV.
PROJECT - DRAWING NUMBER	A-4c	

CEDAR COAST CONSTRUCTION

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2984

PROJECT: PROPOSED INDUSTRIAL WAREHOUSE

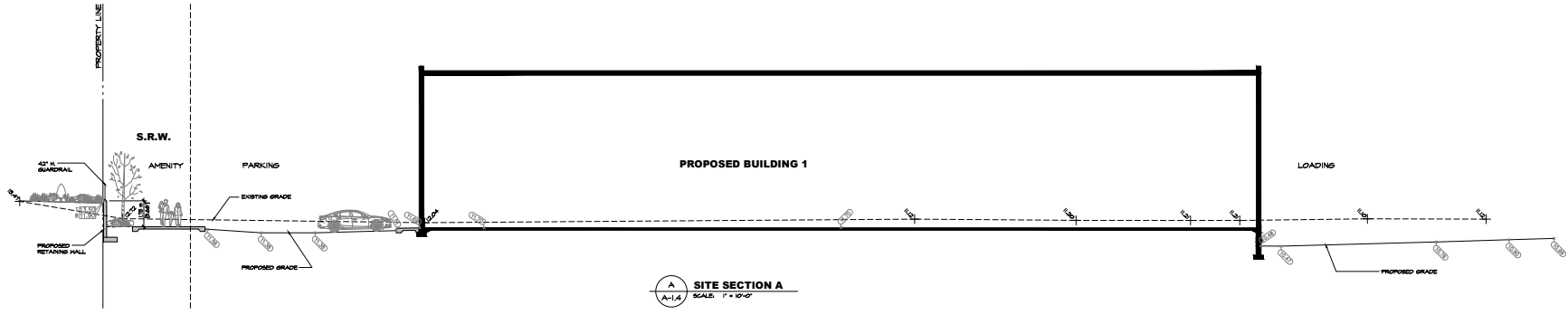
CEDAR COAST
 54th & 192nd
 BUILDING 2

ADDRESS: 533 192nd ST. SURREY BC

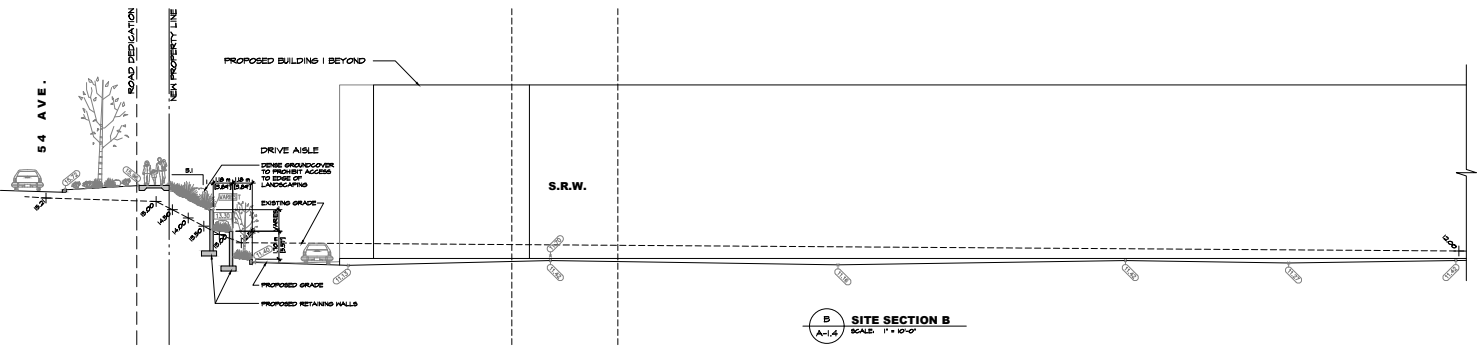
DRAWING

BUILDING 2 COLOURED ELEVATIONS

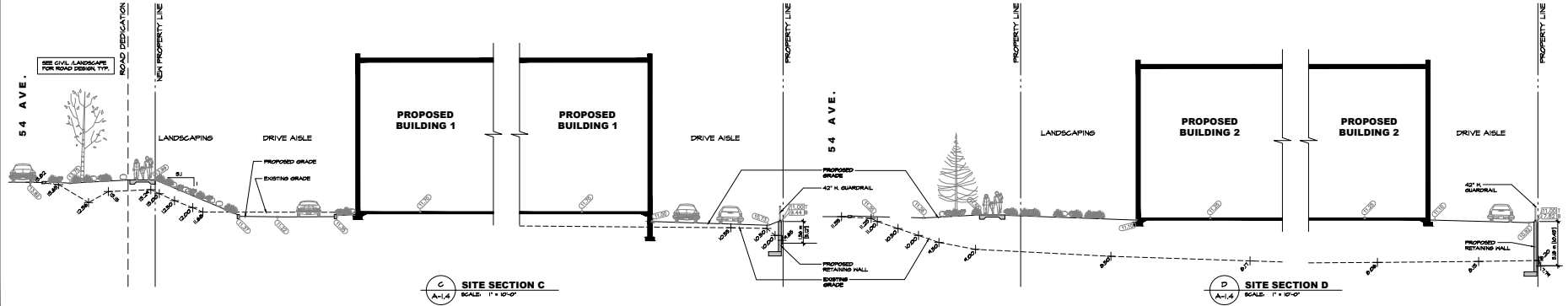
THIS DRAWING IS THE PROPERTY OF ARCHITECTURE PANEL INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE PANEL INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. ARCHITECTURE PANEL INC. IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR AS A RESULT OF OBTAINING SUCH PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



A
A-1.4
SITE SECTION A
 SCALE: 1" = 10'-0"



B
A-1.4
SITE SECTION B
 SCALE: 1" = 10'-0"



C
A-1.4
SITE SECTION C
 SCALE: 1" = 10'-0"

D
A-1.4
SITE SECTION D
 SCALE: 1" = 10'-0"

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NO.	DATE	DESCRIPTION
1	MAR 17 23	RESPONSE TO CITY COMMENTS
2	JAN 26 23	RESPONSE TO CITY COMMENTS
3	APR 27 22	RESPONSE TO CITY COMMENTS
4	FEB 11 22	RE-ISSUED FOR DP
5	DEC 23 21	RE-ISSUED FOR DP
6	NOV 23 21	CONSULTANT COORDINATION
7	APR 09 21	ISSUED FOR DP

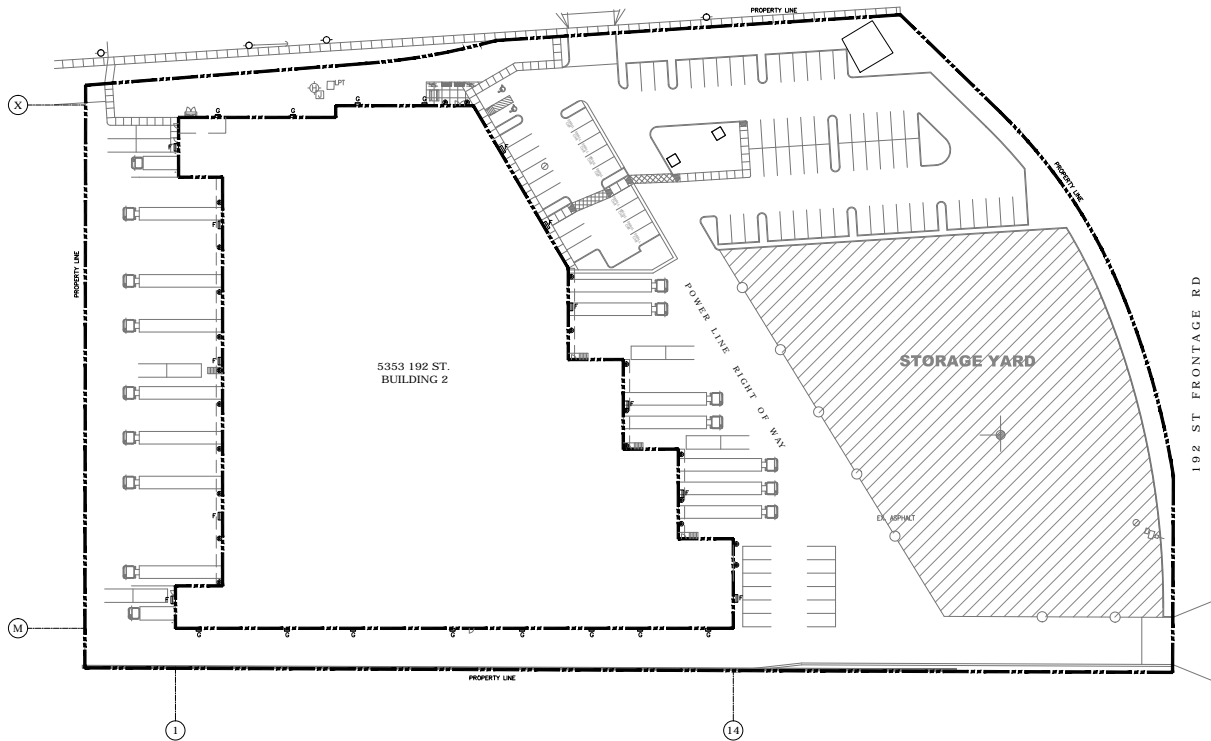
PROJECT: PROPOSED INDUSTRIAL WAREHOUSE
CDAR COAST
 54th & 192nd
 BUILDING 1
 ADDRESS: 1908 54th AVE, SURREY BC

DRAWING

SITE SECTIONS

SEAL	JOB NO.	DATE	DRIVER
	19-046		VCF
	DESIGNED		
	CHECKED		R.D.
	PLOT DATE		MAR 17 23

54 AVENUE







5353 192 ST.
BUILDING 2

STORAGE YARD

192 ST FRONTAGE RD

FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MOUNTING
F	 LARGE LED WALL PACK LUMARK AXGLBA-347	LED, 22W 6000K	WALL +28"-0" A.F.F. UNLESS OTHERWISE NOTED
C	 SMALL LED WALL PACK LUMARK AXGLCA	LED, 27W 6000K	WALL MOUNTED +12" A.F.F. UNLESS OTHERWISE NOTED
H	 RECESSED LOW PROFILE POTLIGHT C/W NIKEL FINISH TRIM HALO H407ATE010-EL406940-TL4029NS	LED, 17W 4000K	RECESSED IN CANOPY
D	 EXTERIOR 6" LED POTLIGHT HALO H06-20-D010 / H06-12-840 / 61-W0-WB	LED, 21W 4000K, 80CRI	RECESSED IN CANOPY

CHIP BARRETT ARCHITECT
104-1100 STREET, SUITE 101, SURREY, B.C. V4N 1G4
TEL: (604) 534-9972

D.FORCE DESIGN INC.
IN ASSOCIATION WITH
2625A ALLIANCE STREET, ABSTERSFORD, B.C. V2E 3J9
TEL: (604) 807-5585 EMAIL: DANC@DFORCE.COM

THIS PROJECT HAS BEEN DESIGNED UNDER THE FOLLOWING APPLICABLE CODES:
BUILDING CODE: BCBC 2018
ELECTRICAL CODE: CSC-2018
FIRE ALARM CODE: ALARMING BC (2018)
EBC PERMIT TO PRACTICE: #000736

SME CONSULTING LTD.
Electrical Consulting
1111-116 102ND STREET
SURREY, BC V4N 1V5
PHONE: (604) 871-8100

CEDAR COAST

This drawing is an instrument of service in the province of British Columbia and may be registered under the provisions of the Registration Act, R.S.B.C. 1996, c. 240, s. 10(1) and the Registration Regulations, R.S.B.C. 1996, c. 240, s. 10(2). It is not to be used for any other purpose without the written consent of the author.

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1	AUG 03/22 ISSUED FOR OP

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY, BC V3Z 0Y6
PHONE: (604) 362-2394

PROJECT: PROPOSED INDUSTRIAL WAREHOUSE

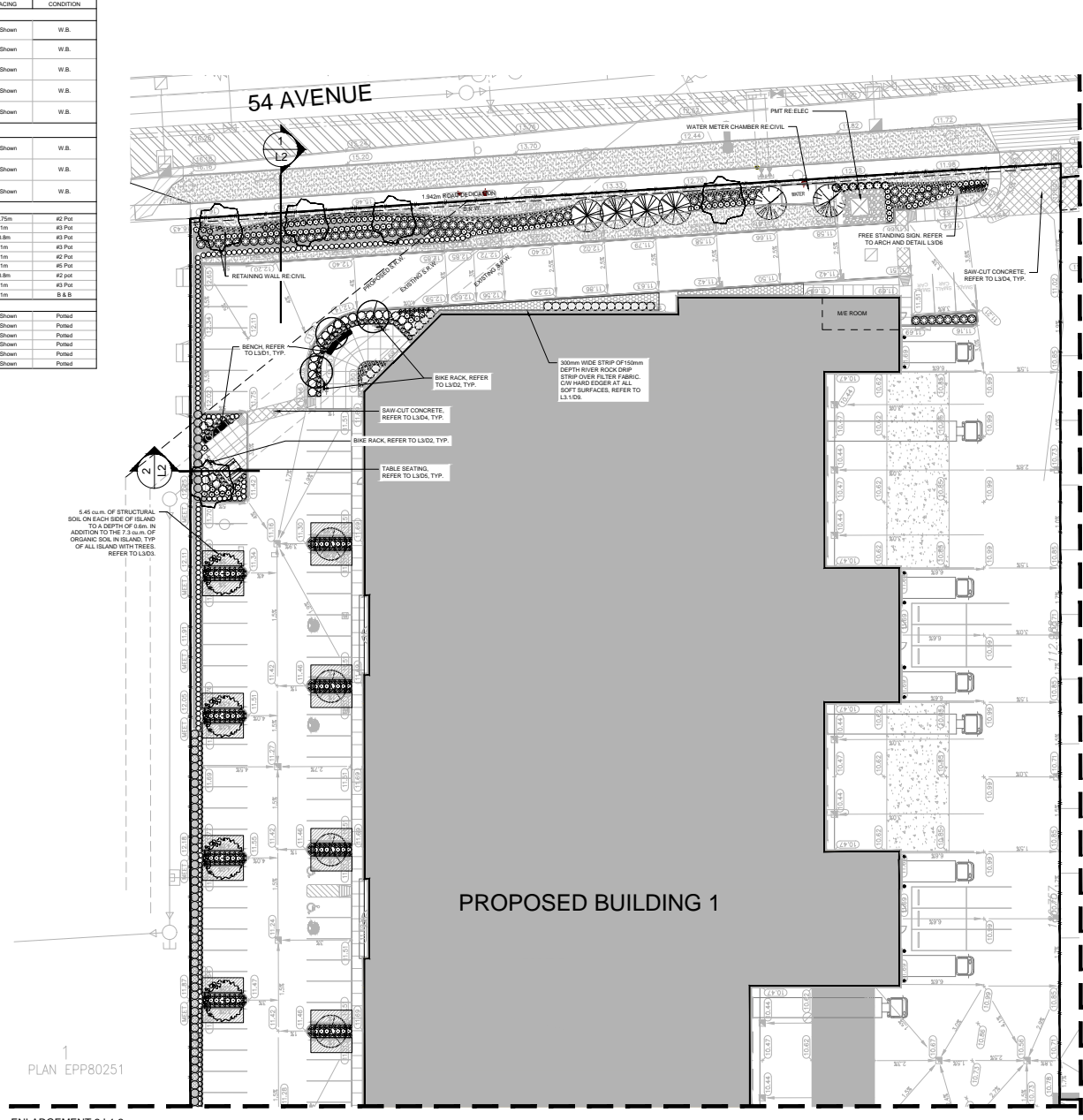
CEDAR COAST
54th & 192nd -
BUILDING 2

ADDRESS: 1900 54th AVE & 5353 192 ST, SURREY BC

DRAWING:
ELECTRICAL
SITE PLAN

DESIGNER	SMC-2542	DRAWN	LL
CHECKED		REVISION	1
PROJECT		DATE	JUN 2022

PLANT LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	33	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	60cm Cal.	As Shown	W.B.
	6	Cerciphyllum japonicum	Katsura Tree	60cm Cal.	As Shown	W.B.
	9	Tilia americana	American Linden	60cm Cal.	As Shown	W.B.
	4	Prunus yedoensis	Yoshino Cherry	60cm Cal.	As Shown	W.B.
	11	Nyssa sylvatica	Black Gum	60cm Cal.	As Shown	W.D.
CONIFEROUS TREES						
	6	Decidua deodora	Deodar Cedar	3m Ht.	As Shown	W.B.
	4	Sequoiadendron giganteum	Giant Sequoia	3m Ht.	As Shown	W.B.
	22	Prinos omorika 'Nana'	Dwarf Serbian Spruce	2m Ht.	As Shown	W.B.
SHRUBS						
	566	Lonicera nitida	Bonkef Honeysuckle	30cm Ht.	0.75m	#2 Pot
	53	Sarcococca confusa	Sweetbox	40cm Ht.	1m	#3 Pot
	68	Naupha indica 'Sage'	Sage Mountain Laurel	60cm Ht.	0.8m	#3 Pot
	57	Mahonia repens	Creeeping Oregon Grape	50cm Ht.	1m	#3 Pot
	171	Rosa 'Minerallyt'	Dr. N. Cr. 'P. N. Sh. R.	30cm Ht.	1m	#2 Pot
	165	N. n. n. d. 'I. M. n. B.	Compact Heavenly Bamboo	1.5m Ht.	1m	#2 Pot
	25	Viburnum davidi	David's Viburnum	30cm Ht.	0.8m	#2 pot
	111	Cotula x hybrida	White Rockrose	40cm Ht.	40cm	#3 Pot
	15	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m Ht.	1m	B & B
PERENNIALS, GROUND COVERS, AND GRASSES						
	359	Rudbeckia fulgida var. sullivanti 'Goldsturm'	Black Eyed Susan	1 Galton	As Shown	Planted
	724	Festuca gracilis	Blue Fescue	1 Galton	As Shown	Planted
	373	Nassella tenuissima	Mexican Feathergrass	1 Galton	As Shown	Planted
	230	Catanagrostis x acutiflora	Feather Reed Grass	1 Galton	As Shown	Planted
	260	Polydichum muratum	Swamp Fern	1 Galton	As Shown	Planted
	1724	Liriodie muscoides	Lily Turf	1 Galton	As Shown	Planted



LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE
- BIKE RACK
- BENCH
- TABLE SEATING
- PROPERTY LINE
- POWER LINE RIGHT OF WAY
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- SECTION KEY

7	230330	ISSUED FOR RE-OP
6	220928	ISSUED FOR COMMENTS
5	220811	ISSUED FOR COORDINATION
4	220705	ISSUED FOR REVIEW
3	220211	RESUBMITTED FOR PERMIT
2	210408	ISSUED FOR DP
1	210224	ISSUED FOR DP

NO. DATE: AUTHOR DESCRIPTION
 ISSUES & REVISIONS:
 SEAL:



PROJECT NAME:
CC 192 & 54

PROJECT ADDRESS:
**19060 54 AVENUE,
 SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
 ENLARGEMENT 1**

SCALE:
1:200

DRAWN:
DC

CHECKED:
JT

PROJECT NO.
210184

DRAWING NO.
L1.1

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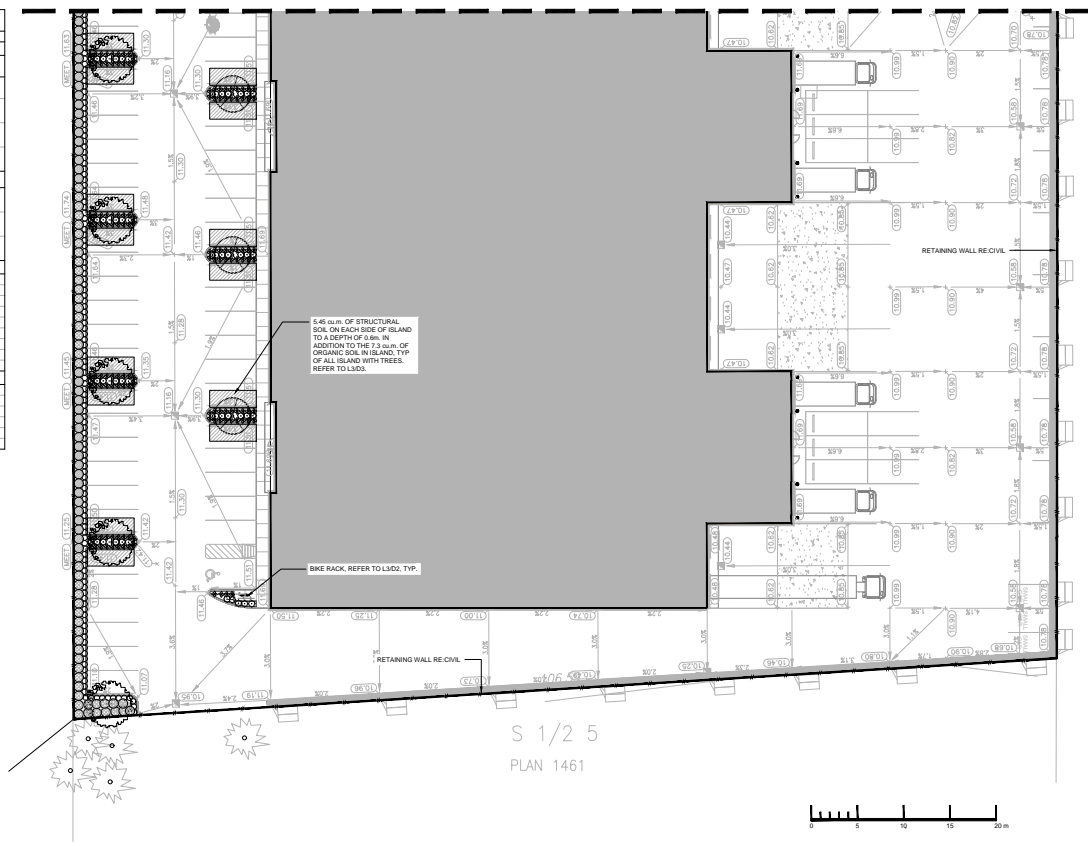
1
 PLAN EPP80251

ENLARGEMENT 2 L1.2



ENLARGEMENT 1 L1.1

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	33	Acer chinatum 'Pacific Fire'	Pacific Fire Vine Maple	6cm Cal.	As Shown	W.B.
	6	Cercidiphyllum japonicum	Katsura Tree	6cm Cal.	As Shown	W.B.
	9	Tilia americana	American Linden	6cm Cal.	As Shown	W.B.
	4	Prunus yedoensis	Yoshino Cherry	6cm Cal.	As Shown	W.B.
	11	Nyssa sylvatica	Black Gum	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	6	Cedrus deodara	Deodar Cedar	3m Ht.	As Shown	W.B.
	4	Sequoiadendron giganteum	Giant Sequoia	3m Ht.	As Shown	W.B.
	22	Picea omorika 'Nana'	Dwarf Serbian Spruce	2m Ht.	As Shown	W.B.
SHRUBS						
	566	Lonicera nidula	Bonleaf Honeysuckle	30cm Ht.	0.75m	#2 Pot
	53	Sarcococca confusa	Dasylepis	40cm Ht.	1m	#3 Pot
	68	Kalmia latifolia 'Sarah'	Sarah Mountain Laurel	60cm Ht.	0.8m	#3 Pot
	57	Malva repens	Climbing Oregon Grape	50cm Ht.	1m	#3 Pot
	171	Rosa 'Mausdyer'	Gp. M. Gt. P. St. R.	30cm Ht.	1m	#2 Pot
	165	N. n. n. d. t. M. n. B.	Compact Heavenly Bamboo	1.5m Ht.	1m	#5 Pot
	25	Viburnum davidii	David's Viburnum	30cm Ht.	0.8m	#2 pot
	111	Clivia s. hybridus	White Rockrose	40cm Ht.	1m	#3 Pot
	15	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m Ht.	1m	B & B
PERENNIALS, GROUND-COVERS, AND GRASSES						
	399	Rudbeckia hirta var. sullivanti 'Goldsturm'	Black Eyed Susan	1 Gallon	As Shown	Potted
	724	Festuca glauca	Blue Fescue	1 Gallon	As Shown	Potted
	375	Nassella tenuissima	Mexican Feathergrass	1 Gallon	As Shown	Potted
	239	Calamagrostis x acutiflora	Feather Reed Grass	1 Gallon	As Shown	Potted
	260	Polygonum maritimum	Beard Fern	1 Gallon	As Shown	Potted
	1734	Lilippe muscari	Lily Turf	1 Gallon	As Shown	Potted



ENLARGEMENT 3 L1.3



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - SAW-CUT CONCRETE
 - BIKE RACK
 - BENCH
 - TABLE SEATING
 - PROPERTY LINE
 - POWER LINE RIGHT OF WAY
 - WROUGHT IRON FENCE
 - CHAIN LINK FENCE
 - SECTION KEY

- 7 23/03/20 ISSUED FOR RE-OP
 - 6 22/09/20 ISSUED FOR COMMENTS
 - 5 22/08/11 ISSUED FOR COORDINATION
 - 4 22/07/05 ISSUED FOR REVIEW
 - 3 22/02/11 ISSUED FOR PERMIT
 - 2 21/04/08 ISSUED FOR OP
 - 1 21/02/04 ISSUED FOR OP
- NO. DATE: NUMBER DESCRIPTION
ISSUES & REVISIONS:
- REAL



PROJECT NAME:
CC 192 & 54

PROJECT ADDRESS:
**19060 54 AVENUE,
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT 2**

SCALE:
1:200

DRAWN:
DC

CHECKED:
JT

PROJECT NO.
2101384

DRAWING NO.

L1.2

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S 1/2 5
PLAN 1461

ENLARGEMENT 3:1.3
AVENUE

- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - SAW-CUT CONCRETE
 - BIKE RACK
 - BENCH
 - TABLE SEATING
 - PROPERTY LINE
 - POWER LINE RIGHT OF WAY
 - WROUGHT IRON FENCE
 - CHAIN LINK FENCE
 - SECTION KEY

- 7 23/03/20 ISSUED FOR RE-OP
 - 6 22/09/20 ISSUED FOR COMMENTS
 - 5 22/08/11 ISSUED FOR COORDINATION
 - 4 22/07/05 ISSUED FOR REVIEW
 - 3 22/02/11 ISSUED FOR PERMIT
 - 2 21/04/08 ISSUED FOR OP
 - 1 21/03/24 ISSUED FOR DP
- NO. DATE: NAME DESCRIPTION
- ISSUES & REVISIONS:
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- SCALE:



PROJECT NAME:
CC 192 & 54

PROJECT ADDRESS:
**19060 54 AVENUE,
 SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
 ENLARGEMENT 4**

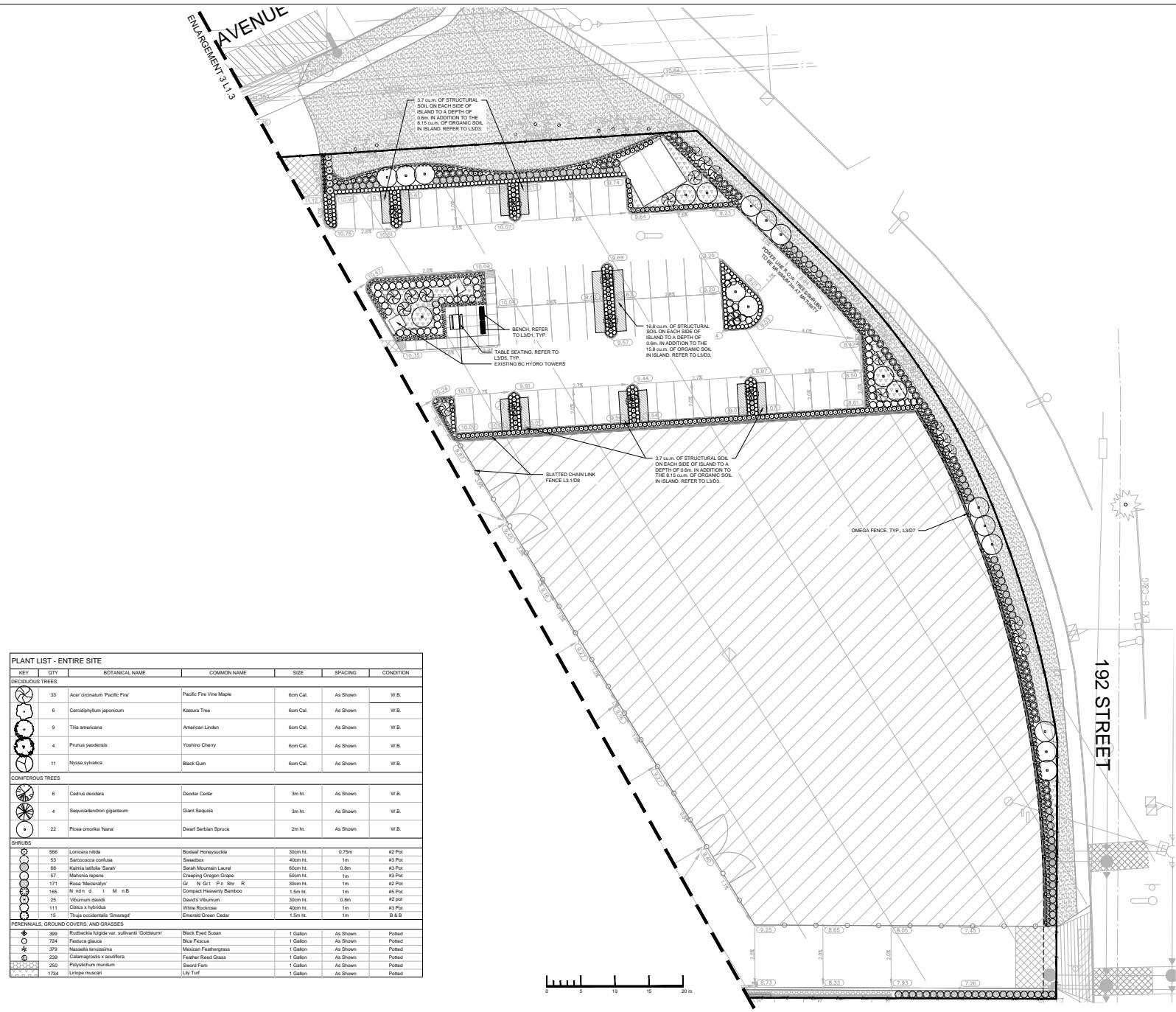
SCALE: 1:250
 DRAWN: DC
 CHECKED: JT
 PROJECT NO: 2101384

DRAWING NO:
L1.4

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PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	33	<i>Acer circinatum</i> 'Pacific Fir'	Pacific Fir/Vive Maple	60cm Cal.	As Shown	W.B.
	6	<i>Carodophyllum japonicum</i>	Katsura Tree	60cm Cal.	As Shown	W.B.
	9	<i>Tilia americana</i>	American Linden	60cm Cal.	As Shown	W.B.
	4	<i>Prunus yedoensis</i>	Yoshino Cherry	60cm Cal.	As Shown	W.B.
	11	<i>Nyssa sylvatica</i>	Black Gum	60cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	6	<i>Cedrus deodora</i>	Deodar Cedar	3m Ht.	As Shown	W.B.
	4	<i>Sequoiadendron giganteum</i>	Giant Sequoia	3m Ht.	As Shown	W.B.
	22	<i>Picea omorika</i> 'Nana'	Dwarf Serbian Spruce	2m Ht.	As Shown	W.B.
SHRUBS						
	588	<i>Lonicera nidula</i>	Butterfly Honeysuckle	30cm Ht.	0.75m	#2 Pot
	53	<i>Sarcococca confusa</i>	Sweetbox	40cm Ht.	1m	#3 Pot
	68	<i>Kalmia latifolia</i> 'Sarah'	Sarah Mountain Laurel	60cm Ht.	0.8m	#3 Pot
	57	<i>Kalmia repens</i>	Creeping Oregon Grape	50cm Ht.	1m	#3 Pot
	171	<i>Rosa 'Mascot'</i>	Gr. N. Gal. P. N. Str. R.	30cm Ht.	1m	#2 Pot
	166	<i>N. rd. n. d. 1 M. n. B.</i>	Compact Heavenly Bamboo	1.5m Ht.	1m	#5 Pot
	25	<i>Viburnum davidii</i>	David's Viburnum	30cm Ht.	0.8m	#2 Pot
	111	<i>Celastrus scandens</i>	White Scopelos	40cm Ht.	1m	#3 Pot
	15	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Cedar	1.5m Ht.	1m	B & B
PERENNIALS, GROUND COVERS, AND GRASSES						
	395	<i>Ruellia nigra</i> var. 'subvarietal' 'Godealium'	Black Eyed Susan	1 Galton	As Shown	Potted
	724	<i>Festuca glauca</i>	Blue Fescue	1 Galton	As Shown	Potted
	379	<i>Nassella tenuissima</i>	Mexican Feathergrass	1 Galton	As Shown	Potted
	239	<i>Calamagrostis s. acutiflora</i>	Fraser's Reed Grass	1 Galton	As Shown	Potted
	250	<i>Polystichum muratum</i>	Sword Fern	1 Galton	As Shown	Potted
	1734	<i>Liriope muscari</i>	Lily Turf	1 Galton	As Shown	Potted

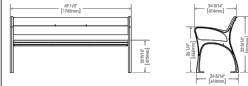


MLB870-W

870 SERIES



MATERIALS: Bench seats are made from solid cast aluminum. The seat supports are steel slats.
FINISH: All steel components are protected with E-Coat rust proofing. The High Performance Sealer provides a durable finish on all metal surfaces.
INSTALLATION: The bench is delivered pre-assembled. Sales (S.P.) are provided in each lot for mounting to base.
TO SPECIFY: Select MLB870-W
 Choose - Powdercoat Color

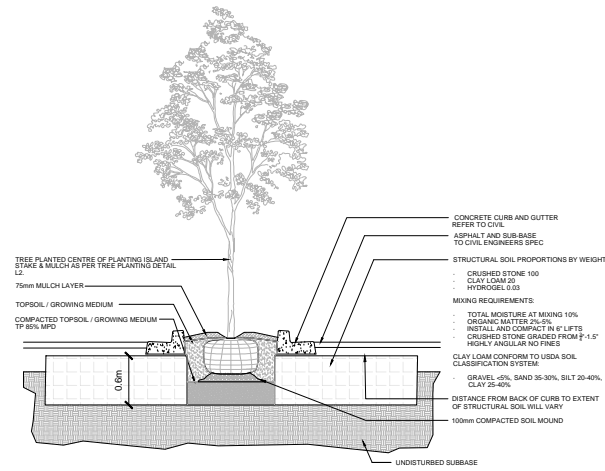


MAGLIN
 1288 W. 50th Street, Vancouver, BC V6P 6G7
 Tel: 604.264.6662 Fax: 604.264.6665
 www.maglin.com

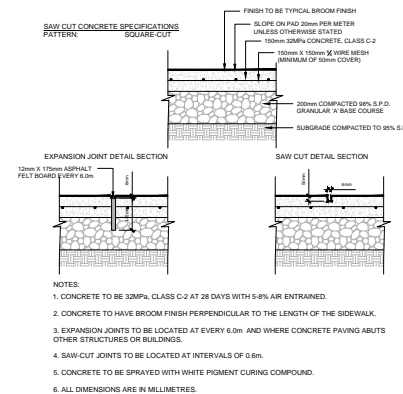
D1 BENCH N.T.S.
COLOUR: BLACK POWDER COAT.
QUANTITY: 13
OR APPROVED EQUAL



D2 BIKE RACK N.T.S.
MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE
QUANTITY: 6
OR APPROVED EQUAL



D3 STRUCTURAL SOIL N.T.S.



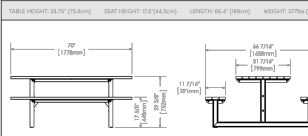
D4 SAW-CUT CONCRETE N.T.S.

200 SERIES

MTB-0210-0004
 Legacy #MLP710-S-W

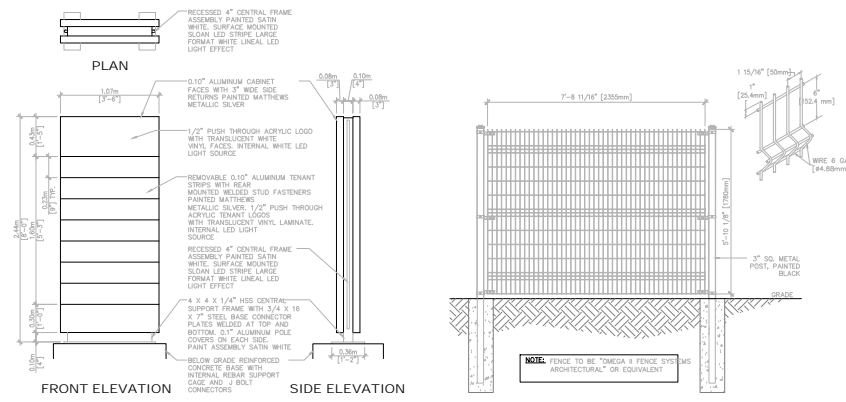


MATERIALS: Table frames & seats from 7\"/>



MAGLIN
 1288 W. 50th Street, Vancouver, BC V6P 6G7
 Tel: 604.264.6662 Fax: 604.264.6665
 www.maglin.com

D5 TABLE SEATING N.T.S.
COLOUR: BLACK POWDER COAT.
QUANTITY: 4
OR APPROVED EQUAL



D6 FREE STANDING SIGN N.T.S.
D7 OMEGA FENCE N.T.S.
MANUFACTURER: OMEGA II FENCE SYSTEMS
MODEL: OMEGA ARCHITECTURAL
COLOUR: BLACK
OR APPROVED EQUAL

7	230330	ISSUED FOR RE-OP
6	220926	ISSUED FOR COMMENTS
5	220811	ISSUED FOR COORDINATION
4	220705	ISSUED FOR REVIEW
3	220211	RESUBMITTED FOR PERMIT
2	210408	ISSUED FOR DP
1	210224	ISSUED FOR DP

NO. DATE: NUMBER DESCRIPTION
 ISSUES & REVISIONS:
 SERIAL

PROJECT NAME:
CC 192 & 54

PROJECT ADDRESS:
**19060 54 AVENUE,
 SURREY, BC**

DRAWING TITLE:
DETAILS

SCALE: AS NOTED
 DRAWN: DC
 CHECKED: JT
 PROJECT NO: 210184
 DRAWING NO: **L3**

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **March 08, 2023** PROJECT FILE: **7821-0092-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19060 54 Ave**

DEVELOPMENT PERMIT

There are no engineering requirements relative to the issuance of the Development Permit.

BUILDING PERMIT

The following are required as a condition of the subsequent Building Permit issuance:

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 54 Ave.
- Register 0.50 m SRW along south side of 54 Ave and west side of 192 St Fg W.
- Additional 3.0 m SRW required for sanitary interceptor running through the subject property.

Works and Services

- Construct south side of 54 Ave.
- Construct concrete sidewalk on west side of 192 St Fg W.
- Construct storm, sanitary, and water service connections for the lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to the Building Permit issuance.



Jeff Pang, P.Eng.
Development Services Manager

BD

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0092-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-592-798

Parcel "A" (L18861E) of the North Half Lot 5 Section 4 Township 8 New Westminster
District Plan 1461
19060 - 54 Avenue

Parcel Identifier: 003-678-628

Lot D Section 4 Township 8 New Westminster District Plan 71437 Except Plan 74226 and
BCP50052
5353 - 192 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section E. Lot Coverage of Part 48 “Light Impact Industrial Zone (IL)” is increased from 60% to 63% on 5353 – 192 Street to permit the development of an industrial building.
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

